

State of Utah

Annual Action Plan 2026-2027

Prepared by:

Governor's Office of Economic Development, Housing and Community Development Division
Department of Workforce Services, Office of Homeless Services.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan has been prepared by the Utah Governor's Office of Economic Development (GOED) Housing and Community Development Division (HCD) and the Utah Department of Workforce Services (DWS) Office of Homeless Services (OHS) to document the goals and priorities of the Utah Small Cities Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME), and National Housing Trust Fund (HTF) programs for the program years 2025 through 2029. Funding is allocated to Utah from the U.S. Department of Housing and Urban Development (HUD) through formula block grants. Community development, homeless services and housing needs are determined at the state and local levels.

- CDBG awards are determined by a collaborative process that involves the seven regional associations of governments determining local priorities and working with the state to fund applications in compliance with Federal requirements.
- ESG funding requests are prioritized by 13 Local Homeless Councils (LHCs) throughout the state and approved by the Utah Homeless Services Board (UHSB).
- HOME and HTF funding have prioritized the funding of new affordable housing. Funding decisions are reviewed, scored and prioritized by a Review Committee.

This plan summarizes the types of projects that will be carried out to meet state and regional goals, objectives, and priorities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

HCD's and OHS's objectives are the creation of safe, affordable housing and the promotion of sustainable communities throughout Utah. They include a focus on the funding of new affordable housing projects, an investment in community infrastructure and services, and various efforts targeting homelessness, including making homelessness brief, rare, and non-recurring.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The OHS and Housing and HCD reviewed Annual Action Plans and the Consolidated Annual Performance Reports (CAPERs) submitted to HUD under the 2020-2024 and 2025-2029 Consolidated Plan for evaluation of HOME, HTF, CDBG, and ESG past performance. The CAPERs provide an evaluation of past performance and indicate accomplishments in relation to established goals and priorities. Utah's Annual Action plans and CAPERs can be found at: <https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/>

HCD and OHS have found the selected goals and projects in the consolidated plan to be effective and needed in the state, as programs continue to identify needs for these projects from communities, nonprofits, developers, and other stakeholders.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HCD and OHS have gone to great lengths to ensure broad citizen participation and extensive consultation with community partners.

In regard to the Community Development Block Grant (CDBG) program sections of this plan, the state consulted directly with the six regional Associations of Governments (AOG) and Wasatch Front Regional Council (WFRC). CDBG funding was allocated to each of the AOGs and WFRC to consult with the towns, cities and counties to prepare a regional community development and housing needs assessment. Public hearings were held in each region to review the plans prior to submitting to the state for incorporation into the final state Annual Action Plan.

For other sections of the plan, HCD and OHS consulted with partners, State Agencies, Public Housing Authorities, and other entities to understand the needs of the wider community and how the funding that is administered can play a part in helping local communities and people.

The 2026 plan was developed between February 2026 and April 2026. In addition, as part of the citizen participation process for this PY26 Annual Action Plan, HCD and OHS posted a notice on the State Public Notice Website on June 29, 2026 for each of the CPD programs that were funded. This notice gave the public and partners the opportunity to provide feedback on community development needs and to comment on proposed plans to be included in the 2026 Annual Action Plan. A public hearing was also held to discuss these needs on July 30, 2026.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	UTAH	
CDBG Administrator	UTAH	GOED/Housing and Community Development Division
HOPWA Administrator	UTAH	GOED/Housing and Community Development Division
HOME Administrator	UTAH	GOED/Housing and Community Development Division
ESG Administrator	UTAH	DWS/Office of Homeless Services
HTF Administrator	UTAH	GOED/Housing and Community Development Division

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

For further information, please contact Zach Leavitt at zleavitt@utah.gov

AP-10 Consultation - 91.110, 91.300(b); 91.315(I)

1. Introduction

The State CDBG program staff met with the representatives of the seven regional associations of governments on September 13, 2025. This training provided guidance in regard to the requirements, goals and resources available to prepare the Annual Action Plan. The state also consulted with the Utah Department of Health regarding lead-based paint hazards. Local governments in each region are represented by an elected official on the CDBG Policy Committee which determines the Method of Distribution (MOD) of funding under the CDBG program. There are nine housing authorities located in the non-entitlement areas. Four of these housing authorities manage public housing units. The state is aware of their ongoing needs and they are invited to apply for CDBG funding every year. The other five housing authorities only administer Housing Choice Vouchers.

Homeless services in the State of Utah are coordinated through the Office of Homeless Services (OHS), overseen by both the Governor-appointed State Coordinator and the Utah Homeless Services Board, required by state code. Funding is coordinated through the 13 Local Homeless Councils throughout the state and presented to the Utah Homeless Services Board (UHSB), which is made up of eleven board members outlined in Utah state code 35A-16-204. The UHSB brings together representatives from various sectors, including government, private industry, philanthropy, and organizations dedicated to addressing statewide homelessness. The mission of the UHSB is to coordinate comprehensive support for individuals experiencing homelessness across the state. They develop strategies aimed at tackling the root causes of statewide homelessness while fostering collaboration among stakeholders to amplify impact. The UHSB convenes quarterly, at a minimum, to deliberate on initiatives and establish operational procedures. The State Coordinator is responsible for setting specific goals and measurable benchmarks to minimize homelessness in Utah.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The HOME and HTF programs are coordinated by a Review Committee with the goal of providing safe, decent, and affordable housing in the state of Utah. HCD is the lead staffing agency supporting the Review Committee.

The Review Committee is chaired by the Director of the HCD and is comprised of voting members representing local governments, mortgage lending, real estate sales, home builders, rental housing, housing advocacy, manufactured housing, transit-oriented development and rural interests. The Review Committee approves the funding of multi-family projects with HOME and HTF funds.

The state undertakes various initiatives to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

These efforts typically include:

Interagency Collaboration – Establishing partnerships that bring together housing authorities, health departments, and service agencies to align policies and resources.

Integrated Service Delivery – Implementing programs that connect housing residents with healthcare, mental health, and supportive services, such as case management and crisis intervention.

Funding and Grants – Allocating state and federal funds to support housing stability programs that incorporate healthcare and social services.

Data Sharing and Planning – Utilizing data systems to track service needs and outcomes, ensuring informed decision-making and strategic planning.

Policy Development – Promoting regulations that encourage collaboration, including incentives for housing providers to integrate supportive services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

A Continuum of Care (CoC) is a geographically based area identified to carry out the planning responsibilities of the U.S. Department of Housing and Urban Development's (HUD) CoC funding. The CoC Program is designed to promote community-wide commitment to the goal of ending homelessness. The State coordinates directly with all three CoCs through the Utah Homeless Network (UHN) Steering Committee. This UHN is codified in state statute with representation from the 13 Local Homeless Councils, the collaborative applicant from each of the three CoCs, and two representatives of the Office of Homeless Services. In addition, the UHN has one member with a seat on the Utah Homeless Services Board (UHSB) which is a public body outlined in Utah Code. The three Utah CoCs are further divided geographically and consist of 13 Local Homeless Councils (LHCs). To enhance homeless services coordination, LHCs include elected officials, housing providers, health care providers, mental health providers, youth and veteran service providers, community advocates, homeless or formerly homeless individuals with lived experience, and other homeless service agencies. Additionally, the State coordinates directly with all three CoCs by leading strategic planning and support efforts aligned with Utah's Strategic Plan on Homelessness (Strategic Plan) with the goals of making homelessness in Utah rare, brief and non-recurring.

<https://jobs.utah.gov/homelessness/homelessnessstrategicplan.pdf>

The Strategic Plan was adopted in February 2023. It is a result of cooperation with the Utah State Legislature and State Audits, feedback gathered through statewide focus groups regarding local structure and services, gaps, and needs in all 13 LHC areas. The Strategic Plan is focused on local accountability in the administration and alignment of funding, data quality, and program services as defined by the CoC, HUD guidance and regulations, as well as the nationally implemented System of Performance Measures. OHS supports the CoC funding priorities and administers a single statewide Homeless Management Information System

(HMIS). Additionally, the State partnership with the CoCs provides ad hoc, ongoing and quarterly training opportunities to enhance the response of service providers addressing the needs of all those experiencing or at risk of homelessness. OHS staff are assigned to support specific LHCs within CoCs, by attending monthly LHC meetings, allocation committees, supporting data collection efforts, and providing monitoring and technical assistance in order for funded projects to be successful. The State coordinates the prioritization of funding for projects that meet the unique needs of families with children, transition-aged youth, single men or single women, veterans, survivors of domestic violence, individuals and families with a disability, behavioral health disorders, including mental health or substance use disorders, those who are medically frail or terminally ill, including individuals and families experiencing chronic homelessness, individuals exiting prison or jail, or, individuals who suffer from other serious challenges to employment and self-sufficiency. The grant process for state-funded programs engages communities through CoC and LHC leadership and coordination. The UHN, in collaboration with the OHS, developed a funding formula, using factors including data from the Point-in-Time Count, Housing Inventory Count, and poverty demographics to support appropriate funding to communities. CoC and LHC leadership are then able to focus on distribution of state funding that is appropriate to each unique community, addressing program performance, gaps and service needs.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The State engages in ongoing consultation with the Continuum(s) of Care (CoCs) to ensure effective allocation and administration of Emergency Solutions Grant (ESG) funds. This collaboration typically includes:

ESG Fund Allocation – The State consults with CoCs to identify priority needs, assess gaps in homeless services, and determine funding distribution to maximize impact. Through participation in the Utah Homeless Network (UHN), the CoCs help appoint a member of the Utah Homeless Services Board, which oversees statewide planning and funding decisions. They also help shape funding formulas and recommendations through the UHN. Stakeholder meetings, public hearings, and data analysis guide these decisions.

Performance Standards Development – The State and CoCs work together to establish performance benchmarks for ESG-funded programs, ensuring alignment with federal and state goals. These standards focus on housing stability, reducing homelessness, and improving service delivery efficiency.

Outcome Evaluation – CoCs provide data and feedback to assess the effectiveness of ESG-funded projects. This includes analyzing program performance metrics, client success rates, and overall impact on reducing homelessness, leading to data-driven policy adjustments.

HMIS Administration – The State collaborates with CoCs to develop funding strategies, policies, and procedures for the Homeless Management Information System (HMIS). This includes

ensuring compliance with data quality standards, supporting training for service providers, and enhancing data-sharing practices to improve coordination across agencies.

Through these consultations, the state ensures that ESG funding decisions and policies are responsive, data-informed, and aligned with local needs, ultimately enhancing service delivery for individuals experiencing homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BEAR RIVER ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked BRAG to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.
2	Agency/Group/Organization	Wasatch Front Regional Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked WFRC to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.

3	Agency/Group/Organization	Mountainland Association of Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked MAG to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.
4	Agency/Group/Organization	UINTAH BASIN ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked UBAOG to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.

5	Agency/Group/Organization	R6 Regional Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked R6 to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.
6	Agency/Group/Organization	SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD has asked SEUALG to assist in gathering information on community needs, including housing and market needs. They are required to submit a plan to HCD, which includes many components of the State plan.

7	Agency/Group/Organization	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	Utah Department of Health and Human Services
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Utah Department of Health and Human Services was involved in developing the HCDs lead-based paint strategy and provided feedback and insight that helped shape the conversation around the Annual Action Plan
9	Agency/Group/Organization	Housing Connect

	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs HOPWA Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Housing authorities across the state were invited to provide feedback on the Annual Action Plan. Their feedback was instrumental in helping to understand and develop housing strategies.
10	Agency/Group/Organization	Utah Broadband Center
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Center is looking to identify which communities have specific access or affordability needs and are beginning a challenge process to identify unserved and underserved areas of the state for funding.
11	Agency/Group/Organization	University of Utah

	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The University of Utah Infectious Disease Clinic was asked about trends that they saw in persons living with HIV/AIDS across the state (as they are the designated HIV/AIDS clinic in Utah). They provided feedback to help inform homelessness and housing strategies.
12	Agency/Group/Organization	Housing Authority of Southeastern Utah
	Agency/Group/Organization Type	PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Housing authorities across the state were invited to provide feedback on trends they were seeing in Public Housing. Their feedback was instrumental in helping to understand and develop housing strategies.
13	Agency/Group/Organization	Weber Housing Authority
	Agency/Group/Organization Type	PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Public Housing authorities across the state were invited to provide feedback on trends they were seeing in Public Housing. Their feedback was instrumental in helping to understand and develop housing strategies.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The Housing and Community Development Division (HCD) consulted all agencies that were considered important partners in developing our plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Utah Homeless Services Board	<p>The Utah Homeless Services Board is the body in charge of leading the planning and administering of Utah Homeless efforts. The three Continuum of Care, which include 13 Local Homeless Councils, appoint one member of the UHSB through the Utah Homeless Network and align local strategic plans with the goals of the state strategic plan.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
BRAG Annual Action Plan	Bear River Association of Governments	BRAG was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
WFRC Annual Action Plan	Wasatch Front Regional Council	WFRC was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
MAG Annual Action Plan	Mountainlands Association of Governments	MAG was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
UBAOG Annual Action Plan	Uintah Basin Association of Governments	UBAOG was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
SERDA Annual Action Plan	Southeastern Regional Development Agency	SERDA was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
R6 Annual Action Plan	R6 Regional Council	R6 was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
FCAOG Annual Action Plan	Five County Association of Governments	FCAOG was required by HCD to develop an Annual Action Plan as part of our partnership with the AOG. This plan informed HCD's plan. This is especially true for the CDBG Program.
The State of Utah Strategic Plan on Homelessness	Utah Homeless Services Board	The Utah Homeless Services Board is the body in charge of leading the planning and administration of Utah Homeless efforts. The plans outlined by the ESG and HOPWA Programs use this plan to inform their efforts.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

With regard to the citizen participation process for this 2026 Annual Action Plan, HCD and OHS posted a notice on the State Public Notice Website: <https://www.utah.gov/pmn/index.html>, in two local newspapers, the Salt Lake Tribune and the Deseret News, and on the DWS website at <https://jobs.utah.gov/department/publicnotices.html>. These notices gave the public and partners access to a copy of this plan and informed them of the time for the public hearing regarding the plan. The public notice was posted on **(INSERT DATE HERE)** on the Utah Public Notice website.

The notice included a description:

The State of Utah Housing and Community Development Division will hold a public comment period from **(INSERT DATES HERE)** and a public hearing on **(INSERT DATE HERE)**, starting at **(INSERT TIME HERE)** at 1385 S State Street, Salt Lake City, UT 84115.

The purpose of this public comment period and public hearing is to receive comments on the 2026 Annual Action Plan and an amendment to the 2025-2029 Consolidated Plan. The Annual Action Plan process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Housing Trust Fund (HTF), and Emergency Solutions Grants (ESG) Program. The Annual Action Plan provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The plan is attached to this notice.

Additionally, the State of Utah is seeking comment on an amendment to the 2025-2029 Consolidated Plan, detailing the movement of the administration of the CDBG, HOME, and HTF programs from the Department of Workforce Services to the Governor's Office of Economic Development.

To comment, please contact Zach Leavitt at 435-633-5252 or by email at zleavitt@utah.gov

The notice included the link to the meeting:

"The public hearing will take place at 1385 S State Street, Salt Lake City, UT 84115, and will be available online for the public to attend remotely at the following zoom link: <https://utah-gov.zoom.us/j/87207608237>

The newspaper notifications presented the same information in both English and Spanish and invited all to submit ideas and comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The State of Utah's HUD funding has remained relatively stable over the course of the previous few years, with the exception of HOPWA funding, as the state no longer qualifies to receive ongoing funding. The funding will be serving clients through FY2028. As such, we expect to continue to be able to fund activities that support projects as identified in project priorities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,490,163.00	0.00	943,665.00	7,686,961.00	16,500,000.00	HCD estimates are based on the assumption that funding levels will remain constant over the duration of the Consolidated Plan 5-year period. Program income and prior year resources fluctuate year to year but HCD can expect prior year resources to be available each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,000,000.00	5,204,676.61	2,622,422.69	10,827,099.30	9,000,000.00	HCD estimates are based on the assumption that CPD funding levels will remain constant over the duration of the Consolidated Plan 5-year period. The program income will fluctuate year to year but HCD can expect program income to be available each year of the Con Plan period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0.00	0.00	0.00	0.00	0.00	While the State of Utah is no longer eligible to receive ongoing HOPWA funding, there are still active funds from previous years that are actively being utilized until they are depleted in FY2028.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	<p>Relocation and stabilization financial assistance for households qualifying for Homelessness Prevention or Rapid Re-Housing assistance per ESG guidelines.</p> <p>Operations of emergency shelter programs for households qualifying for such services per ESG guidelines.</p>	1,390,987.00	0.00	0.00	1,390,987.00	4,17,961.00	OHS estimates are based on the assumption that funding levels will remain constant over the duration of the Consolidated Plan 5-year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,100,000.00	315,787.98	244,605.91	3,660,393.89	9,000,000.00	HCD estimates are based on the assumption that funding levels will remain constant over the duration of the Consolidated Plan 5-year period. Some funds remain from the prior Con Plan period. HTF does generate program income in very small quantities.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HCD HOME and HTF programs primarily use HUD allocations to fund multifamily housing developments. HCD also uses State funds to fund multifamily housing projects. These state funds satisfy federal matching requirements for the HOME Program. The State, HOME, and HTF funds are highly leveraged as most of the multifamily projects funded also utilize a combination of LIHTC, private, and municipal funds. In past years, leveraging ratios have averaged approximately 23:1, with 23 dollars being spent on projects for each dollar HCD invests.

The CDBG program does not have match requirements; however, applications receive additional points if other funds are contributed to the project. CDBG continues to serve a critical role as gap financing for critical projects throughout the non-entitlement areas of the state.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The state does not have publicly owned land or property that can be used to address the needs identified in the plan.

Discussion

In the event that actual allocations do not meet anticipated funding amounts, the state will adjust plans to fund activities that support projects by lowering or raising funding directed towards activities to match actual allocations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME and HTF Affordable Housing	2025	2029	Affordable Housing	State of Utah	New HOME and HTF Affordable Housing	HOME: \$10,827,099.30 HTF: \$3,660,393.89	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
2	Make Homelessness Rare	2025	2029	Homeless	State of Utah	Make Homelessness Rare	ESG: \$144,951.53	Homelessness Prevention: 200 Persons Assisted
3	Make Homelessness Brief	2025	2029	Homeless	State of Utah	Make Homelessness Brief	ESG: \$582,235.95	Homeless Person Overnight Shelter: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Make Homelessness Non-Recurring	2025	2029	Homeless	State of Utah	Make Homelessness Non-Recurring	ESG: \$425,043.113	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
5	HOPWA-Assistance for Persons with HIV/AIDS	2025	2029	Non-Homeless Special Needs	State of Utah	HOPWA Support HIV/AIDS housing and case management	HOPWA: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 HIV/AIDS Housing Operations: 0

6	CDBG Public Infrastructure and Public Facilities	2025	2029	Non-Housing Community Development	Mountain and Association of Governments (MAG) Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local	CDBG Community Capital Improvements	CDBG: \$3,758,214	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,470 Persons Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)			

7	CDBG Single Family Housing Rehab	2025	2029	Affordable Housing	Bear River Association of Governments (BRAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG)	CDBG Affordable Housing	CDBG: \$882251.00	Homeowner Housing Rehabilitated: 114 Household Housing Unit
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8	CDBG Other Affordable Housing	2025	2029	Affordable Housing	Mountain and Association of Governments (MAG) Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local	CDBG Affordable Housing	CDBG: \$263,500	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	CDBG Public Services	2025	2029	Non-Housing Community Development	Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG)	CDBG Public Services	CDBG: \$336,245	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 395 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	CDBG Economic Development	2025	2029	Non-Housing Community Development		CDBG Economic Development	CDBG: \$.00	Jobs created/retained: 1 Jobs
11	CDBG Administration and Planning	2025	2029	Admin/PLanning		CDBG Administration and Planning	CDBG: \$839,993.54	Other: 35800 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	HOME and HTF Affordable Housing
	Goal Description	Assist in the creation of more affordable housing units.
2	Goal Name	Make Homelessness Rare
	Goal Description	Fewer first-time individuals who experience homelessness
3	Goal Name	Make Homelessness Brief

	Goal Description	Fewer days spent in emergency beds or shelters
4	Goal Name	Make Homelessness Non-Recurring
	Goal Description	Fewer persons returning to homelessness, and more persons successfully retaining housing.
5	Goal Name	HOPWA- Assistance for Persons with HIV/AIDS
	Goal Description	Assist with Housing supports for persons with HIV/AIDS
6	Goal Name	CDBG Public Infrastructure and Public Facilities
	Goal Description	Acquisition of land for or construction/rehabilitation of public facilities such as fire stations, senior centers, parks, food banks, shelters, etc. as well as activities that include water/sewer, curb and gutter, streets, storm water removal systems, and sidewalks.
7	Goal Name	CDBG Single Family Housing Rehab
	Goal Description	Assist with the rehabilitation of housing units to help maintain housing affordability.
8	Goal Name	CDBG Other Affordable Housing

	Goal Description	Help create opportunities for low to moderate-income persons to obtain housing.
9	Goal Name	CDBG Public Services
	Goal Description	Funding to help with rental assistance, food bank equipment purchases, and vehicle purchases to support eligible LMI activities
10	Goal Name	CDBG Economic Development
	Goal Description	Though economic development projects are an eligible category of funding in the state of Utah, there was no funding allocated this particular year.
11	Goal Name	CDBG Administration and Planning
	Goal Description	CDBG Administration and Planning. This includes State administration and funds given to grantees for planning and administration.

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Allocation Priorities are based on the estimated amount of funding that will be allocated towards achieving the aims of each priority.

Funding Allocation Priorities

	HOME and HTF Affordable Housing (%)	Make Homelessness Rare (%)	Make Homelessness Brief (%)	Make Homelessness Non-Recurring (%)	CDBG Infrastructure and Public Facilities (%)	CDBG Single Family Housing Rehab (%)	CDBG Other Affordable Housing (%)	CDBG Public Services (%)	CDBG Economic Development (%)	CDBG Administration and Planning (%)	Total (%)
CDBG	0	0	0	0	62	15	4	6	0	13	100
HOME	100	0	0	0	0	0	0	0	0	0	100
ESG	0	13	51	37	0	0	0	0	0	0	100
HTF	100	0	0	0	0	0	0	0	0	0	100

Table 3 – Funding Allocation Priorities

Reason for Allocation Priorities

These priorities were assigned according to estimates by HCD staff as to the proportion of funding which will be dedicated towards the various priorities identified. CDBG allocation priorities are determined at the regional level by the seven Associations of Governments (AOGs). Each region has a Rating and Ranking Committee (RRC) that is composed of elected officials and community members. These RRCs reviewed local community needs assessments and determined the 2026 priorities based on local needs. Other funds are allocated according to application to the respective funding oversight Review Committee (HOME and HTF by the Olene Walker Housing Loan Fund (OWHLF) program, and ESG by the Utah Homeless Services Board), subject to the limitations

of each program.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The distribution of funds between the priorities has been determined by the needs and objectives described in the Consolidated Plan. All funds have been allocated to 2026 program year activities based on the goals and priorities established in the 2025-2029 Consolidated Plan.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

Distribution Methods

Table 4 - Distribution Methods by State Program

1	State Program Name:	National Housing Trust Fund
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The National Housing Trust Fund is designed to address the lack of affordable housing for extremely low income households.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	As long as a need is identified in the applicants' market study and the project is funding low income units then the applicant becomes eligible to have units bought down to the 30% AMI level through the use of NHTF funds. Applicants must demonstrate financial feasibility and commit to the 30-year affordability period.

	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	

	<p>Describe how resources will be allocated among funding categories.</p>	<p>All resources will be used to address the need for additional funding for new affordable housing.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The threshold factors and grant size limits are being determined by the Utah Preservation Model. According to this model the maximum per unit subsidy will be determined by calculating the difference of up to 120% of HUD Fair Market Rent and the 30% Area Median Income maximum rent and then calculating a present value of that difference based on a 30-year amortization and the current market interest rate. Current market interest rate will be determined by OWHLF staff and reviewed by the OWHLF Review Committee on a regular basis. Unit subsidy cannot exceed 75% of the total per unit development cost.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>We expect to be able to fund the creation of new affordable housing for very low income housing.</p>
<p>2</p>	<p>State Program Name:</p>	<p>Olene Walker Housing Loan Fund</p>
	<p>Funding Sources:</p>	<p>HOME</p>

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Olene Walker Housing Loan Fund (OWHLF) is the HOME grantee for the State of Utah. This fund is part of the Utah Housing and Community Development (HCD) Division. OWHLF partners with public and private organizations to create and preserve quality affordable housing for Utah's very low -income, low-income and moderate-income community. To achieve this goal, OWHLF supports the construction, rehabilitation and acquisition of affordable multi-family and single-family housing units throughout Utah. These programs are based on fair, open and competitive processes for applicant proposals that create and preserve low-income housing units.</p>
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	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Olene Walker Housing Loan Fund receives applications through a portal administered by Utah Housing Corporation. This process allows for projects to apply for the Olene Walker Housing Loan Fund (HTF and HOME), Private Activity Bonds, and Federal Low-Income Housing Tax Credits at the same time. Applicants include private Community Housing Development Organizations, non-profit organizations, housing authorities, and other entities seeking to create affordable housing unit projects. Solicitation primarily happens through a combination of published resources on the DWS website, partner agency support like the Utah Housing Corporation, and through communication to partner organizations. The Olene Walker Housing Loan Fund has a system in place for rating funding applications. For multi-family housing applications there are eight criteria each which has a maximum possible score associated with it. The most important criteria are new capacity and loan leveraging. More new affordable units, and a higher leveraging ratio will earn an applicant more points. AMI targeting is the next most valuable criteria. Projects which target a lower</p>
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		<p>income population receive higher scores. Rehabilitation, community support and county population receive additional points. Rural areas receive additional points. For rehab projects staff reviews which building systems will be replaced and awards points accordingly. Scoring for the "community support" criteria reviews whether the project is consistent with identified needs and goals of local affordable housing plans. Unit size is also scored. These criteria award additional points to applications which are providing units with more bedrooms to accommodate larger families. The final category is a bonus category in which projects can receive additional points for incorporating green energy efficiency elements into their projects. For those who want to know more, we encourage them to visit the DWS website at https://jobs.utah.gov/housing/affordable/index.html</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available</p> <p>to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
	<p>Describe how resources will be allocated among funding categories.</p>	<p>HCD uses federal HOME funds specifically to support our multi-family housing program.</p>

	Describe threshold factors and grant size limits.	OWHLF Review Committee awards Projects in accordance with current Policy. Applicants who are building multi-stage projects are allowed to submit for more funds upon initiation of a new phase of their construction. The OWHLF Review Committee has discretion to award any amount to a single project if they so choose. This is an extremely rare occurrence.
	What are the outcome measures expected as a result of the method of distribution?	OWHLF has chosen to promote the creation of new affordable multifamily units for very low income, low-income and moderate income households. Our method of distribution reflects this priority. Funds are also distributed to support HCD's goal to end chronic homelessness. We expect applicants to promote green building standards, large unit sizes and large leveraging as a result of our rating system.
3	State Program Name:	The State of Utah Emergency Solutions Grant Program
	Funding Sources:	ESG

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Solutions Grant (ESG) Program provides financial assistance and supportive services to individuals and families experiencing or at risk of experiencing homelessness . ESG provides housing relocation and stabilization services to connect households with affordable housing and activities that promote self-sufficiency and stability.</p> <p>The ESG Program also provides operational and supportive services funding to emergency shelters, enabling them to serve eligible households more effectively.</p>
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	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The state of Utah ESG program awards funding through a competitive Request for Grant Application (RFGA) process. The Office of Homeless Services (OHS) Homelessness Funding application process includes ESG, Temporary Assistance for Needy Families (TANF), and state appropriations in order to coordinate priorities and meet the match requirement for ESG funding. The Utah Homeless Services Board (UHSB) sets state priorities for the competitive grant process based on the HUD Hearth Act, established HUD priorities for assisting chronically homeless individuals, veterans, families and youth, and specific needs identified in collaboration with partners and CoCs. OHS coordinates the review process with the UHSB, CoC leadership, and Local Homeless Councils (LHC) in order to align goals and resources. OHS utilizes ESG for applications that support HUD goals and objectives. The Evaluation Committee is given scoring criteria for each section of the application including: General Information, Project Information, Organization Overview, LHC Priorities and System Performance Measures, Project Inventory, Project Budget Narrative and</p>
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		<p>Itemization, and required Application Attachments. OHS follows the HUD direction to allocate no more than 60% of ESG funds for shelter and outreach. The primary focus of ESG funds are funding Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing projects and corresponding supportive service activities.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The State of Utah, Office of Homeless Services (OHS), has consolidated both state and federal sources of homelessness program grants into a single application process referred to as OHS State Homelessness Funding. This competitive RFGA for funding is open to: public or private not-for-profit organizations, faith-based organizations, state departments and agencies, units of local governments and Indian tribal governments. A statewide allocation formula was developed by the Utah Homeless Network (UHN) and approved by the Utah Homeless Services Board (UHSB). OHS oversees the funding process for proposals from programs statewide that serve homeless persons according to the HUD's definition of homelessness. All organizations that serve households experiencing homelessness with services that fall within state and federal goals are encouraged to apply. Training is provided for the application process as well as training of ESG regulations and requirements. Evaluation committees in each local homeless council (LHC) score and prioritizes funding proposals for the UHN, which then creates final recommendations</p>
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		regarding the distribution of funds. The recommendations are presented to the UHSB for final approval.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	As per HUD’s guidelines: no more than 60% will be allocated to Street Outreach and Emergency Shelter activities. The remaining 40%+ are allocated to Rapid Re-housing and HMIS.
	Describe threshold factors and grant size limits.	The ESG Program has no threshold factors or grant size limits.

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>By prioritizing Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing projects throughout the state, OHS expects the following outcomes: 1) Reduction in the number of people living in emergency shelters, 2) Reduction in the length of time individuals and households remain homeless, 3) Increase in exits to a permanent housing destination, and 4) Reduction in the number of people who exit homelessness to permanent housing destinations and return to homelessness within 24 months.</p>
<p>4</p>	<p>State Program Name:</p>	<p>Utah Small Cities Community Development Block Grant Program</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Utah Small Cities Community Development Block Grant Program is dedicated to the promotion of local community development in rural Utah. The CDBG program funds activities such as infrastructure development, affordable housing, and public services. This program is an essential part of promoting sustainability in Utah's rural communities.</p>

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The seven-member State of Utah CDBG Policy Committee is composed of one elected official who serves on the local rating and ranking committee from each of the seven Association of Governments (AOG) regions. Annually, this committee determines the method of distribution that the state will use to allocate CDBG funds to the seven AOGs. The 2026 method of distribution (MOD) includes a \$400,000 base amount for each region, with the balance of the funding being allocated based on the following criteria:</p> <ul style="list-style-type: none"> What is the percentage of LMI population What the average poverty rate is, What the pre-1980 housing stock is, and the number of pre-approved LMI communities in each region. <p>Once the regional allocations are determined, each AOG rates and ranks their regional applications and assigns scores based on capacity to carry out a grant, matching funds, CDBG funds requested per capita served by the project, regional priorities, geographic impact, LMI population served, proactive planning, civil rights compliance, and project maturity, and other local priorities, which can include tax rates, the urgency of the project, or alignment with other</p>
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		regional or state priorities.
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>CDBG funding categories include admin, planning, housing, public facilities, public services, public infrastructure, and a catch-all that covers other types of projects. Each AOG has developed its own rating and ranking system according to the needs and goals of its regions. While these rating and ranking systems promote certain project types over others, this system of regional funding priorities reflects the needs of the region. That being said, the local regional rating and ranking policies and scoring criteria are evaluated annually by the state in order to ensure objectivity, transparency, and compliance with federal and state regulations.</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
	<p>Describe how resources will be allocated among funding categories.</p>	<p>CDBG funding categories include admin, planning, housing, public facilities, public services, public infrastructure, and a catch-all that covers other types of projects. Each AOG has developed its own rating and ranking system according to the needs and goals of its regions. While these rating and ranking systems promote certain project types over others, this system of regional funding priorities reflects the needs of the region. That being said, the local regional rating and ranking policies and scoring criteria are evaluated annually by the state in order to ensure objectivity, transparency, and compliance with federal and state regulations.</p>

	<p>Describe threshold factors and grant size limits.</p>	<p>The minimum CDBG grant award is \$30,000. Some AOGs have chosen to limit the maximum grant size. However, this varies by region. Most grants range from \$100,000 to \$300,000.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The State expects that the funding distributed to projects through this distribution method will be going to projects that address the highest and best use of the funds according to the outcome of the rating and ranking. Given that CDBG funds can be used more broadly to address community development needs that may not be able to be addressed in any other way with any other outside funding sources. Thus local community needs can be addressed from all angles to create livable and sustainable communities.</p>

Discussion:

AP-35 Projects – (Optional)

Introduction:

The following projects are areas of high priority for funding in the State of Utah, through the Department of Workforce Services, Housing and Community Development Division, and Office of Homeless Services.

#	Project Name
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Table 5 – Project Information

P-38 Project Summary

Project Summary Information

1	Project Name	CDBG Public Infrastructure and Public Facilities
	Target Area	Mountainland Association of Governments (MAG) - Other Bear River Association of Governments (BRAG) - Other Five County Association of Governments (FCOAG) - Other Southeastern Utah Association of Local Governments (SEUALG) - Other Six County Association of Governments (SCAOG) - Other Wasatch Front Regional Council (WFRC) - Other
	Goals Supported	CDBG Public Infrastructure and Public Facilities
	Needs Addressed	CDBG Community Capital Improvements
	Funding	CDBG : \$3,758,214.00
	Description	Acquisition of land for or construction/rehabilitation of public infrastructure and facilities such as culinary water lines and water meters, sewer lines, streets, wastewater treatment facilities, fire stations, parks, and parking lots
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	There will be around 16,400 people who will benefit from the listed activities.

	Location Description	Box Elder County - RNG Water System Improvements, Washington Terrace - Sewer System Improvements, Wendover - Water line improvements, Vernon - Main Street Reconstruction, Summit County - Wanship Water Meter installation, Kamas - Waste Water Treatment Facility Improvements, San Jaun County - La Mesa Fire Station improvements, Monticello - Brush Truck (Firestation), Clawson - Park Improvements, Gunnison - Sports Court (Park) Improvements, Sigurd - Town Park Parking Lot Improvements, Spring City - Park Improvements, Kooshrem - Water System Improvements, and Beaver County - Ambulance Purchase (Firestation).
	Planned Activities	Box Elder County - RNG Water System Improvements, Washington Terrace - Sewer System Improvements, Wendover - Water line improvements, Vernon - Main Street Reconstruction, Summit County - Wanship Water Meter installation, Kamas - Waste Water Treatment Facility Improvements, San Jaun County - La Mesa Fire Station improvements, Monticello - Brush Truck (Firestation), Clawson - Park Improvements, Gunnison - Sports Court (Park) Improvements, Sigurd - Town Park Parking Lot Improvements, Spring City - Park Improvements, Kooshrem - Water System Improvements, and Beaver County - Ambulance Purchase (Firestation).
2	Project Name	CDBG Single Family Housing Rehab
	Target Area	Bear River Association of Governments (BRAG) - Other Uintah Basin Association of Governments (UBAG) - Other Southeastern Utah Association of Local Governments (SEUALG) - Other Six County Association of Governments (SCAOG) - Other
	Goals Supported	CDBG Single Family Housing Rehab
	Needs Addressed	CDBG Affordable Housing
	Funding	CDBG : \$882,251.00
	Description	Single-Family Housing Rehabilitation programs carried out in the Bear River, Uintah Basin, Six County, and Southeastern Regions.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	We propose to rehabilitate about 40 housing units to benefit the low to moderate-income families that occupy the homes.

	Location Description	Activities will take place throughout the geographical regions of Bear River AOG (Box Elder, Cache, and Rich counties), Uintah Basin AOG (Dagget, Duchesne, and Uintah counties), Six County AOG (Juab, Millard, Sanpete, Sevier, Piute, and Wayne counties), and Southeastern UALG (Carbon, Emery, Grand, and San Juan counties.)
	Planned Activities	Single Family Housing Units will be rehabilitated throughout the Bear River, Mountainland, Uintah Basin, Six County, and Southeastern Regions
3	Project Name	CDBG Other Affordable Housing
	Target Area	Bear River Association of Governments (BRAG) - Other Uintah Basin Association of Governments (UBAG) - Other
	Goals Supported	CDBG Other Affordable Housing
	Needs Addressed	CDBG Affordable Housing
	Funding	CDBG; \$263,500.00
	Description	Activities include land acquisition or construction of infrastructure for the development of housing and also multi-family housing rehabilitation. Home Buyer assistance programs are also included in these types of Projects.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	We propose benefiting around 26 households
	Location Description	Homeownership support and assistance will occur in the Bear River and Uintah Basin Regions.
Planned Activities	Homeownership support and assistance will occur in the Bear River and Uintah Basin Regions.	
4	Project Name	CDBG Public Services
	Target Area	Bear River Association of Governments (BRAG) - Other Five County Association of Governments (FCOAG) - Other Uintah Basin Association of Governments (UBAG) - Other Wasatch Front Regional Council (WFRC) - Other
	Goals Supported	CDBG Public Services

	Needs Addressed	CDBG Public Services
	Funding	CDBG : \$336,245.00
	Description	Activities include rental assistance, vehicle purchases to support public service activities such as senior services and weatherization, and food bank equipment purchases.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We propose that there will be 2215 people and 100 households supported with the proposed activities.
	Location Description	Bear River Region (excluding Logan) - Senior Transportation (Vehicle Purchase), Weber County - Rental Assistance through the Weber County Housing Authority, Uintah Basin AOG - Food Pantry Equipment Purchase, and Five County AOG (excluding St George) - Vehicle Purchase (Community Services and Aging)
	Planned Activities	Bear River Region (excluding Logan) - Senior Transportation (Vehicle Purchase), Weber County - Rental Assistance through the Weber County Housing Authority, Uintah Basin AOG - Food Pantry Equipment Purchase, and Five County AOG (excluding St George) - Vehicle Purchase (Community Services and Aging)
5	Project Name	CDBG Administration and Planning
	Target Area	Mountainland Association of Governments (MAG) - Other Bear River Association of Governments (BRAG) - Other Five County Association of Governments (FCOAG) - Other Uintah Basin Association of Governments (UBAG) - Other Southeastern Utah Association of Local Governments (SEUALG) - Other Six County Association of Governments (SCAOG) - Other Wasatch Front Regional Council (WFRC) - Other
	Goals Supported	CDBG Administration and Planning
	Needs Addressed	CDBG Administration and Planning
	Funding	CDBG : \$828,405.89

	Description	Activities include AOG administration and planning activities and project administration.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We propose to benefit some 42,700 people with the proposed planning activities throughout the state.
	Location Description	Activities will take place throughout the State of Utah, broken down by region, including Bear River, Wasatch Front, Mountainland, Uintah Basin, Six County, Southeastern, and Five County.
	Planned Activities	Bear River AOG - Admin & Planning, Bear River AOG - Home Buyer Assistance Admin, Tooele County - Admin & Planning, Mountainland AOG - Admin & Planning, Daniel - Storm Haven Drinking Water Master Plan, Uintah Basin AOG - Admin & Planning, Uintah Basin AOG - Home Buyer Assistance Admin, Southeastern AOG - Admin & Planning, Southeastern AOG - Planning, R6 (Six County AOG) - Admin & Planning, R6 (Six County AOG) - Planning, Five County AOG - Admin & Planning, and Five County AOG - Planning.
6	Project Name	CDBG - State Admin
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG : \$264,704.89
	Description	HUD CDBG grant funds used to pay state CDBG staff.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to pay for statewide program administration and technical assistance performed by state staff.
	Location Description	
	Planned Activities	
7	Project Name	HOME and HTF New Affordable Housing
	Target Area	

	Goals Supported	HOME and HTF Affordable Housing
	Needs Addressed	New HOME and HTF Affordable Housing
	Funding	HTF: \$13,660,393.89 HOME: \$10,827,099.30
	Description	Create affordable housing units
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	At least 60 low to moderate-income households will benefit from these funds
	Location Description	Throughout the state of Utah, primarily located along the Wasatch Front.
	Planned Activities	To be determined by application. For more information, please consult the CAPER for 2025
8	Project Name	HESG FY27 - Utah State Homelessness Program
	Target Area	
	Goals Supported	Make Homelessness Rare Make Homelessness Brief Make Homelessness Non-Recurring
	Needs Addressed	Make Homelessness Rare Make Homelessness Non-Recurring Make Homelessness Brief
	Funding	ESG: \$1,152,230.59
	Description	Utah Homelessness Program awards HESG funds to statewide homeless service providers to assist homeless households in preventing them from being homeless and moving toward self-sufficiency.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We propose benefiting an estimated 1,900 households experiencing or at risk of homelessness over the course of the year (based on last year's performance.)
	Location Description	Throughout the state

Planned Activities	To be determined by application throughout the year
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AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

N/A

Acceptance process of applications

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State’s Process and Criteria for approving local government revitalization strategies

N/A

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The only instances in which HUD funds allocated to the State of Utah are distributed by geography are CDBG funds, which are distributed through seven regional bodies. These seven regional organizations independently determine their project-type priorities and make project funding decisions, subject to state oversight. Within rural Utah, there are many communities that are low-income. None of these are designated RCAP or ECAPs. None of the seven regional organizations have geography-based set-asides for communities or neighborhoods within their respective regions.

HOME, HTF, and ESG funds are not distributed geographically. CDBG funds are distributed to the seven regional associations of government areas with the assistance of the seven regional associations of governments, subject to state oversight and review. The percentage of funds that the regional associations of governments receive in relation to the total funds of all of the State programs (CDBG, HOME, HTF, and ESG) is listed in the table below.

Geographic Distribution

Target Area	Percentage of Funds
Mountainland Association of Governments (MAG)	5
Bear River Association of Governments (BRAG)	6
Five County Association of Governments (FCOAG)	4
Uintah Basin Association of Governments (UBAG)	5
Southeastern Utah Association of Local Governments (SEUALG)	6
Six County Association of Governments (SCAOG)	10
Wasatch Front Regional Council (WFRC)	8

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME, Housing Trust Fund (HTF), and Emergency Solutions (ESG) program funds are not distributed geographically. The Community Development Block Grant (CDBG) funding is allocated geographically to the seven regional Associations of Governments (AOGs). This is done by design to ensure that local needs and priorities are addressed by local officials who have a greater understanding of their own communities. The AOGs award funding to projects that address those local, regional goals and priorities as outlined in the Consolidated Plan and Annual Action Plans. See Section AP-30 for a complete explanation of this process. None of the AOGs have geography-based set-asides for communities or neighborhoods within their respective regions.

Discussion

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

All HUD-funded programs administered by the State of Utah seek to create and sustain affordable housing as they are able to. For more information, please see the consolidated plan SP-45 for overall goals. For this year’s Annual Action Plan, please see AP-20

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	278
Special-Needs	0
Total	403

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	325
The Production of New Units	26
Rehab of Existing Units	52
Acquisition of Existing Units	0
Total	403

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion:

Housing and Community Development programs plan to assist some 90 to 100 households by rehabbing existing units and producing new ones.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Actions planned during the next year to address the needs to public housing

The State of Utah has not made any specific plans to help address public housing through public housing authorities. Most funding that goes into housing already goes through private developers who are engaged in creating housing, and the State essentially buys additional affordable housing units through programs like CDBG, HOME, and HTF, subject to program limitations.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

There are no known troubled Public Housing Authorities in Utah. CDBG does not assist troubled housing authorities directly.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The effort to ensure that episodes of homelessness are rare, brief, and non-recurring is a coordinated and systematic statewide approach. Organizations throughout the state are approaching homelessness through a “human first” approach. The National Housing Trust Fund (HTF) application process promotes the creation of affordable housing for extremely low-income individuals, many of whom are at risk of homelessness. It is expected that the affordable units funded with HTF funds will assist extremely low income households and prevent many from experiencing bouts of homelessness.

The State of Utah Strategic Plan on Homelessness (Found at <https://jobs.utah.gov/homelessness/homelessnessstrategicplan.pdf>) aligns with the purpose of the NHTF and outlines several goals to make homelessness in Utah rare, brief, and non-recurring, all of which are evaluated annually and described below.

1. Increase accessible and affordable permanent housing opportunities for people experiencing homelessness across the state.
2. Increase access to and availability of supportive services and case management for people experiencing and at risk of homelessness.
3. Expand homelessness prevention efforts by increasing coordination, resources, and affordable housing opportunities.
4. Target housing resources and supportive services to people experiencing unsheltered homelessness.
5. Promote alignment and coordination across multiple systems of care to support people experiencing and at risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In alignment with the State Strategic Plan Implementation Guide, the Office of Homeless Services (OHS) will: Support localities to identify resources and infrastructure to increase

availability of permanent housing and permanent supportive housing for people experiencing unsheltered homelessness with priority for people experiencing chronic unsheltered homelessness.

Assist localities in increasing supportive service and case management capacity to provide housing location, navigation, and stability services to provide the supports needed for unsheltered individuals to obtain and retain permanent housing.

Assist Continuum of Care (CoCs) and Local Homeless Councils (LHCs) to coordinate and target resources toward vulnerable unsheltered subpopulations by using by-name lists and other subpopulation targeting tools (e.g., chronically homeless, survivors of domestic violence, people with disabilities and/or substance use disorders, youth, etc.)

Support LHCs to identify specific needs, resources, and strategies to address unsheltered homelessness in their communities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State of Utah's ESG funding will continue to be allocated to emergency shelters throughout the state for case management, operations and maintenance. With Utah's weather conditions being potentially life-threatening, it is imperative that these facilities and emergency motel vouchers exist to ensure that no lives are lost due to inadequate sheltering. Utilizing State funds, The Office of Homeless Services (OHS) also prioritizes funding for shelter diversion programs and training on diversion best practices. Diversion creates the opportunity to ensure that only the persons who have no other resources are being served within emergency shelter. If an individual or family cannot be diverted, rapid housing solutions are most effectively utilized for those who would remain homeless. This strategy enables us to maximize the use of shelter facilities and vouchers. The OHS encourages best practices be used in temporary shelter or when housing individuals and families. In addition, the OHS awarded funds to Rapid Re-housing projects in order to facilitate a timely and appropriate exit from shelter in order to support outcomes and measures for funding. The OHS funds transitional housing in limited instances where studies have shown that it is effective among certain subpopulations.

OHS is also working to expand the number of year shelter beds available statewide by supporting upgrades to transition seasonal shelters to provide year-round capacity and by developing new micro-shelter units in Southern Utah that will reduce the dependence on hotel vouchers.

Refer to the State Utah Strategic Plan on Homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The OHS follows the ESG requirement that all recipients must participate in their CoCs adopted coordinated entry system. ESG recipients utilize coordinated entry and assessment to make housing decisions. This systematic approach ensures resources are allocated to those in most need, provides the appropriate level of intervention, and decreases the amount of time a household will experience homelessness. Additionally, State ESG Rapid Re-housing funds are awarded in an effort to facilitate moving chronically homeless individuals and families, veteran individuals and families and homeless youth into permanent housing. Additionally, we have implemented quarterly reporting for all of our State-funded programs. These reports are broken into project types and focus heavily on how well projects are progressing persons experiencing homelessness into housing, as well as demonstrating how well supportive services are stabilizing an individual or families housing. For example, street outreach projects report on the number of participants enrolled from a place not meant for habitation, and the number of participants exiting to a temporary destination, institutional setting, or permanent destination. Rapid Re-housing projects report on the number of individuals who move into housing, the number of clients who exit to permanent housing, and how many individuals return to homelessness within 24 months of exiting projects to permanent housing.. There are established measures for emergency shelter and homeless prevention.. Tracking these measures enables the State to prioritize effective projects and engage in data-driven outcome conversations. Refer to the State Utah Strategic Plan on Homelessness.

<https://jobs.utah.gov/homelessness/homelessnessstrategicplan.pdf>

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

There are several systems throughout the state in place aimed towards homeless prevention in

order to help low-income individuals and families avoid becoming homeless. Community Action Programs and other non-profits provide wrap-around services to address poverty and the OHS and HCD are committed to supporting these efforts. TANF, HOPWA and CDBG grants are distributed statewide to provide financial assistance to those who are extremely low-income and require short-term assistance in order to stabilize their housing. The Utah Department of Human Services' (DHS) Division of Child and Family Services (DCFS) Practice Guidelines require a transition plan be developed at least 90 days prior to discharge with youth exiting foster care at age 18 and prohibits discharge to homelessness. Transition discharge plan to include: support services; housing; health care/insurance; vocational/educational needs; employment/workforce support. Persons exiting foster care are routinely discharged to family members, foster parents, independent living situations such as apartments, student housing, and other supervised living conditions. They may also be discharged to group homes or community residences that include support and supervision. OHS is developing new programming with The Utah Department of Corrections and courts to connect individuals with multiple convictions and extended previous experiences of homelessness to alternative services designed to ensure accountability and promote stability in order to prevent recidivism and returns to homelessness. . Additionally, services are provided to inmates to reduce recidivism and improve housing stability including: education, substance abuse treatment, vocational training/certification, employment (job readiness and resume courses) and transitional cognitive courses. Discharge options include residential treatment, boarding homes, halfway houses, market-rate apartments, and family/friends. Utah state code now requires shelters to prioritize beds for individuals leave the Utah State Hospital, ensuring people leaving the state's most intensive behavioral health programming are not exiting to unsheltered homelessness and stay connected to appropriate supports. The Utah Department of Health and Human Services and OHS are also working to expand boarding home programs able to provide housing and behavioral health services to individuals at risk of and experiencing homelessness.

For a description of the programs that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing see MA-35 in the 2025-2029 State of Utah Consolidated Plan. The OHS and HCD will continue to support the efforts made by partnering agencies and provide assistance when applicable. The DWS supportive services committee continues to refine protocol to support employment for those leaving incarceration, juvenile justice, and foster care. Set-aside housing units will be targeted for compliance monitoring. The HCD will ensure that housing units originally targeted to support discharged populations continue to target those populations. The HCD will ensure that service providers are tapped into the State of Utah's affordable housing database of property and unit listings.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	12
Tenant-based rental assistance	11
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	23

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Housing Affordability is an issue that the HCD takes very seriously. A large majority of HCD's funds go towards promoting affordable housing in the form of new affordable units and preservation of existing affordable units. The HCD works with cities to eliminate barriers to fair housing. State law requires communities to develop affordable housing plans as part of their general plan requirement. Jurisdictions that are required to submit a plan must select at least three strategies from a State-mandated list of strategies to encourage affordable housing, such as waiving development fees, adopting zoning that encourages construction of high-density housing near transit lines, etc. For more information, please see <https://jobs.utah.gov/housing/affordable/moderate/index.html>, for an overview of planning requirements required of municipalities in Utah and their reporting requirements.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In reviewing affordable housing plans that have been submitted by communities throughout the state, HCD staff has noticed improvements in the quality of the submitted plans. Jurisdictions that are required to have an affordable housing plan have adopted strategies to increase the opportunity for affordable housing to be built. HCD staff review these plans each year to ensure they have met the requirement and are progressing toward their goals.

The main method through which the Housing and Community Development Division (HCD) attempts to ameliorate the negative effects of public policies that serve as barriers to affordable housing, is through the promotion of good and effective local municipal Moderate Income Housing Plans.

Staff provide technical training and guidance to municipalities regarding the appropriate analyses and evaluations which they are meant to undertake. Furthermore, staff have created an advanced online template which allows communities to gather pertinent data, in both text, and graphic format. This template is very easy to use and is currently in use by communities throughout the state. Training on this new technology is being held to educate municipalities on how to improve their affordable housing plans. These trainings are being held statewide, including at the annual Utah American Planning Association.

The affordable housing plans are intended to evaluate land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Additionally, the HOME program awards points to applicants whose communities have written a highly-rated affordable housing plan. Also, one of HCD's programs, the Community Driven Housing program, is only made available to communities that have written highly rated affordable housing plans. This encourages communities to evaluate their community needs as well as any policies, which may discourage affordable housing.

Discussion:

AP-85 Other Actions – 91.320(j)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The biggest challenge to meeting the underserved needs in the non-entitlement areas of the state CDBG program is the lack of adequate federal funding from HUD. As cities and counties have grown in population and left the State program, the annual State CDBG allocation has dropped from a high of \$8.2 million in 2003 to only \$5.5 million in 2020. There simply isn't enough funding to meet the community development needs of the rural communities. Critical infrastructure projects such as water, sewer, and public safety continue to be a high priority. With only \$600,000 - \$800,000 available in most AOG regions, only one or two of these projects can be funded in each region every year. The regional rating and ranking systems award additional points for leveraged funds, and this encourages applicants to seek matching funds for their projects. This system maximizes the CDBG impact throughout the state.

This is true for the other programs that the HCD operates. A lack of funding is the primary concern for the HOME and HTF programs. Each year, these programs are barely able to make a dent in the need for adequately funding affordable projects, which would benefit that portion of the population that is underserved.

Actions planned to foster and maintain affordable housing

The HOME and ESG programs are all focused on different segments of the housing market. These programs employ their own unique methods to fostering and maintaining affordable housing. The HOME program is dedicated to the creation of new affordable housing. Each year the HOME program is responsible for the creation of new affordable housing units. Over the last five years, OWHLF has averaged creating or preserving 933 affordable units per year. The HOME program works with all the properties it funds to ensure that the properties are operated successfully. HOME staff study all properties to determine that they are economically viable. HOME also inspects all properties it funds to ensure that affordable housing is maintained in good condition and that all residents have submitted appropriate paperwork and are correctly placed within their units. Units approved by HOME target (and are affordable to) individuals which on average earn 40 percent of the Area Median Income.

The ESG program is largely dependent on affordable housing for its Rapid Re-housing and homeless prevention programs since it must meet all the rent reasonableness and fair market rent requirements. ESG subrecipients work to foster and maintain affordable housing in order to place their program participants in eligible, affordable units. The State provides training, support and resources in working with landlords and making affordable units a good investment.

The CDBG program funds projects intended to support affordable housing. The Bear River and Uintah Basin regions operate homebuyer assistance programs for low- and moderate-income homebuyers. The state CDBG program continues to preserve affordable housing units by

supporting single-family housing rehab programs in four of the seven AOG regions. Low- and moderate-income families depend on the CDBG program to make critical improvements to their homes such as water/sewer lines, roof replacement, ADA modifications, and heating systems. These programs make it possible for many elderly low- and moderate- income persons to stay in their homes.

In addition, the National Housing Trust Fund (NHTF) will be used to create new affordable housing for extremely low-income households. This is an important part of the HCD's plan to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The State of Utah has one of the lowest rates for lead poisoning for children under the age of six years, just one percent. Unlike the eastern United States, the housing stock in Utah is relatively new. Most of the housing stock is located in the Wasatch Front region, where roughly more than 2/3rds of the population resides. These urban, entitlement areas have received federal grants and are served by successful lead hazard reduction programs. The balance of the state that is served by the Utah small cities CDBG program has a small population and limited funding available for such targeted programs. Instead, most lead-based paint hazards are mitigated as a by-product of the single-family housing rehab programs operated in four of the rural regions in the state. We encourage partnerships between the Weatherization, CDBG, HOME, and NHTF programs so that, whenever possible, lead-based paint hazards can be mitigated in the homes that are being rehabilitated. NHTF funds are to be used primarily to create new housing so addressing lead-based paint hazards through the expenditure of NHTF funds will be rare. When such instances do occur they will be treated in the same manner as rehabilitation projects using other HUD funding such as HOME.

Actions planned to reduce the number of poverty-level families

By promoting affordable housing and the rapid re-housing of homeless households, HCD promotes stability and a footing for families to build the stability to earn enough to no longer be impoverished. Case management and counseling is also provided to assist households in this transition.

The small annual CDBG allocation combined with Utah's Method of Distribution makes it difficult to fund programs designed to reduce the number of poverty level families. By statute, the state's allocation is divided by seven regional organizations and these organizations have the authority and control over which projects will be funded. Since public service type projects are limited to 15% of the annual allocation, job training programs are uncommon. Instead, the priorities for 2026 continue to be community infrastructure improvements and affordable housing.

Single-family housing rehab programs throughout the state preserve the affordable housing stock in the rural areas and improve the housing conditions for poverty-level families, but do not reduce their numbers.

The creation of affordable housing relieves the housing burden on low-income households. By creating affordable housing through the HOME program and NHTF program, the HCD is

allowing poverty-level households a level of stability not otherwise possible.

Actions planned to develop institutional structure

Currently the HOME and HTF have very little institutional structure in that they do not funnel their funds through other entities

Actions planned to enhance coordination between public and private housing and social service agencies

The State ESG Program is a partner of the Utah Homeless Services Board (UHSB), coordinates the efforts of public, private and social service agencies in addressing homelessness in Utah. This collaboration has led to increased and better coordinated investment by both the private and public sectors in Utah's efforts to make homelessness rare, brief, and non-recurring, which helps to maximize the impact of ESG funding.

The CDBG program allocates funding to seven regional organizations. Application workshops are held throughout the state and the ten housing authorities located in the non-entitlement areas are invited to apply for funding through eligible applicants (cities and counties). Decent, safe, affordable housing is a priority in Utah and CDBG funding is used by the housing authorities to acquire and rehabilitate affordable housing throughout the state. Since CDBG funds cannot be used to construct housing, acquisition projects are often leveraged with HOME funds for new single and multifamily housing projects carried out by private developers.

The NHTF is a relatively new tool used in coordination with the HOME program to create affordable housing. The HCD expects applicants for these funds to come from private housing agencies, social service organizations, and local communities. Extensive coordination will take place as these programs operate to a greater degree than occurred previously.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

OWHLF does not engage in other forms of investment beyond those identified in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Utah recapture resale provisions are attached as a separate unique grantee attachment in AD-25

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Utah recapture resale provisions are attached as a separate unique grantee attachment in AD-25

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The state does not use federal funds to refinance multi-family housing projects.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

This will be included as an attachment.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

DWS-OHS works to ensure that all of the CoCs and subrecipients of ESG are participating in a coordinated assessment system. When monitoring, staff reviews these processes to ensure that subrecipients are actively participating. Additionally, the State's three CoCs have integrated coordinated entry assessments and by-name lists into the statewide HMIS implementation.. Below are explanations of how the three CoCs have implemented a coordinated assessment system: Balance of State: The Balance of State (BoS) consists of 25 out of 29 counties throughout Utah. The BoS consists of 11 LHCS. The BoS CoC utilizes the VI-SPDAT as an initial assessment tool, which will be used in conjunction with the point in time count as a way of identifying vulnerable and chronically homeless persons that will be placed on a community-based housing wait list. The BoS Coordinated Entry Workgroup has been established to develop coordinated assessment policies and procedures, and to oversee all aspects of implementation. This committee is made up of a Coordinated Entry Lead from each LHC. They are also charged with the responsibility to outreach and to educate local communities about coordinated entry. The workgroup is also responsible for monitoring implementation and effectiveness of the Coordinated Entry System, outreach and education of LHCs, identifying best practices, maintaining the BoS Coordinated Entry Policies and Procedures, identifying and promoting access points in each community, developing measures of effectiveness and reporting regularly to the BoS Board of Directors. Mountainland: Mountainland CoC operates the coordinated intake and assessment system through 2-1-1 in partnership with the housing and homeless service providers. A client may present for services at any CoC service provider or contact the coordinated intake and assessment system through United Way 2-1-1. Following the initial standardized assessment (including a quick assessment for emergency services), the system is consulted to give clear direction for accessing appropriate services. Persons are then tracked as they progress toward housing and/or support services. Prioritization is given to certain populations, such as vulnerable chronic homeless persons, DV survivors where housing is an element of their overall safety, and homeless families with children where family unity is essential. Salt Lake: Salt Lake CoC has developed a collaborative, Coordinated Entry and Exit plan. Consensus exists for a CoC wide, multi-access entry point quick assessment method for any homeless individual or family in need of emergency shelter or service. The 2-1-1 system, service providers, government agencies, etc. publicize all existing access points. Anyone in need has clear direction for accessing appropriate services. After entry

into an appropriate emergency service, individuals are tracked as they progress toward housing and/or support interventions. Individuals and families experiencing homelessness who are prioritized for PSH and other housing placements are guided toward this centralized process and placed into one of several housing programs depending on assessment. Standardized assessments include a quick assessment for emergency services and eligibility and enrollment materials for housing placements. The CoC is also working with OHS to pilot a new assessment tool that will hopefully replace the SPDAT suite of tools statewide in the near future.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The State of Utah, Office of Homeless Services (OHS), has consolidated both state and federal sources of homelessness program grants into a single application process referred to as OHS State Homelessness Funding. This competitive RFGA for funding is open to: public or private not-for-profit organizations, faith-based organizations, state departments and agencies, units of local governments and Indian tribal governments. A statewide allocation formula was developed by an Utah Homeless Network (UHN) allocation committee and approved by the Utah Homeless Services Board (UHSB). OHS oversees the funding process for proposals from programs statewide that serve homeless persons according to the HUD's definition of homelessness. All organizations that serve households experiencing homelessness with services that fall within state and federal goals are encouraged to apply. Training is provided for the application process as well as training of ESG regulations and requirements. Evaluation committees in each local homeless council (LHC) score and prioritizes funding proposals for the UHN, which then creates final recommendations regarding the distribution of funds. The recommendations are presented to the UHSB for final approval..

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

As a state, Utah is not required to consult with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded. However, all state sub-recipients are required to involve homeless or previously homeless individuals in policy- and decision-making roles. The Utah Homeless Services Board (UHSB), which is responsible for making funding decisions and shaping the state approach to addressing homelessness, is also required to include a member with lived experience by state code.

5. Describe performance standards for evaluating ESG.

Utah has adopted performance measures for ESG contracts that focus on measuring the success of projects in making homelessness rare, brief, and non-recurring. These include measures on the number of individuals exiting to successful housing outcomes, the length of time spent in emergency shelter, the number of individuals housed by rapid rehousing projects, and the number of people who return to homelessness within two years of exiting to permanent housing.

State ESG recipient coordinates with each CoC to develop performance standards that will provide a measure to evaluate each ESG service provider's effectiveness including how well the provider succeeded at 1) targeting those who need the assistance most, 2) reducing the number of people living on the streets or emergency shelters, 3) shortening the time people spend homeless, and 4) reducing each program participant's housing barriers or housing stability risks. DWS-OHS recognizes that performance measures will continue to evolve as we become more proficient in administering the program and better able to identify and address the underlying causes of homelessness.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Any entity can apply for NHTF funds. Most applicants are partnerships between non-profit organizations such as housing authorities and private developers. The only accepted use of NHTF funds is in the development of extremely affordable multi-family housing. These are units which target extremely low income persons/households who make 300% or less of the Area Median Income (AMI). OWHLF will not use NHTF to fund homeownership, or for administration or planning costs. All HTF-assisted rental housing will meet a 30-year affordability period. HCD administers HTF funds directly and does not employ a sub-grantee to distribute funds. HCD does award a small bonus to applicants targeting homeless individuals and the elderly. OWHLF has also chosen to award points additional points for rural projects, however no funds are set aside to target rural areas or specific urban areas.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications to apply for NHTF funds are available on the OWHLF housing.utah.gov webpage. Application must be submitted 6 weeks prior to quarterly board meetings. The dates of these board meetings are available at housing.utah.gov. Applicants are usually in communication with State staff throughout the application process. Applicants are then brought before the OWHLF board and the board approves or denies the request for funds. As part of the board review, OWHLF staff make a recommendation to fund or not fund an applicant.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

So far all applicants who have units below 30% AMI have been awarded AMI. The state has a method to score applicants should funding decisions be made between eligible applicants, but so far that has not been the case.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HCD has no set aside for specific geographic areas. A small 2 point bonus is given to projects in rural areas.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Scoring points are awarded based on experience for successfully completing HTF eligible activities

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

n/a

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

We require Energy Star 3.0 or minimum HERS rating unless a waiver is approved due to those enhancements not being cost effective.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Scoring points are awarded for leveraging non-federal funding sources, with more points being awarded for the greater number of non-federal funding sources utilized..

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits

were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

HCD has chosen to use the HUD HOME Program per Unit Subsidy Limits as a base limit from which to determine appropriate subsidy calculations for the HTF Program.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

Rehabilitation Standards will be attached as a separate document.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

N/A

Discussion:

Attachments