

Logan City CDBG Program

Consolidated Plan 2019-2023

Draft 1.25.2019

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Executive Summary

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

1. Introduction.

The Logan City Community Development Block Grant (CDBG) program is an integral part of making the city and its neighborhoods a better place to live. Through investments in infrastructure, housing, public facilities and services, and economic development over the last decade, the program has improved neighborhoods and created opportunity for residents. As the program begins a new 5-year Consolidated Plan (ConPlan), it looks to continue its role as a difference maker in the community by funding projects that help create a community of opportunity for all residents of Logan.

The ConPlan will guide CDBG investment for the next 5-years (2019-2023) by establishing funding priorities and goals. The ConPlan is divided into 2 parts: Part 1, the Strategic Plan, consists of a needs assessment, a housing market analysis, and identifies general funding priorities and goals. Part 2, the Action Plan, outlines specific projects for the upcoming program year (July 1, 2019 through June 30, 2020).

Part 1, the Strategic Plan, will be reviewed and approved by the City Council prior to the completion of the Action Plan.

This plan is formatted to meet required HUD response topics and discussion areas.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

Logan City has developed the Strategic Plan based on an analysis of the data contained in the Community Needs Assessment and Housing Market Analysis, and through community workshops, surveys, and service provider interviews. Through these efforts, the City has identified four priority needs and related goals. The priority needs include providing for a suitable living environment, improving the capacity of community service providers, improving affordable housing options, and investing in CDBG planning and administration. To address these needs, the following goals have been identified:

- Invest in neighborhood infrastructure in low and moderate-income areas.
- Invest in remediation of access and mobility barriers in all neighborhoods.

- Provide housing rehabilitation assistance to low and moderate-income residents.
- Provide down payment assistance to low and moderate-income residents.
- Invest in public facility improvement that serve low and moderate-income residents.
- Invest in capacity and programmatic improvements for service providers that primarily serve low and extremely low-income residents, particularly those residents at risk of experiencing homelessness.
- Invest in neighborhood and strategic planning to help identify needs within the community.

It is estimated that Logan City's CDBG program will receive approximately \$2,250,000 in funding over the next five years. Because CDBG funding is limited and the needs within each of the priority areas far outweigh CDBG resources, Logan City has prioritized the investment of local funding towards these goals. Specifically, the City heavily invests Redevelopment Agency (RDA) funding in housing rehabilitation and down payment assistance program. While RDA funding is still available, CDBG funding will not be allocated towards the specific priority need of improving affordable housing options and its supporting goals. When RDA funding is no longer available or RDA funding priorities change, CDBG funding may then be used to address that need and goal. Instead CDBG funding will be invested in the following areas:

Provide a Suitable Living Environment (50% of all CDBG funding over 5-years)

40% - Invest in neighborhood infrastructure in low and moderate-income areas.

10% - Invest in remediation of access and mobility barriers in all neighborhoods.

Improve the capacity of community service providers (30% of all CDBG funding over 5-years)

20% - Invest in public facility improvement that serve low and moderate-income residents.

10% - Invest in capacity and programmatic improvements for service providers that primarily serve low and extremely low-income residents, particularly those residents at risk of experiencing homelessness.

Invest in CDBG Planning and Administration (20% of all CDBG funding over 5-years)

5% - Invest in neighborhood and strategic planning to help identify needs within the community.

15% - Program administration funding.

3. Evaluation of past performance.

During the last 5-year ConPlan (2014-2018), Logan invested in projects that have had a significant impact on the quality of our neighborhoods and service providers. These investments have helped create safe and accessible neighborhoods, provided improvements to our parks and trails, improved the facilities and capacity of public service providers working with some of the most vulnerable populations in our community, and helping to create plans that will steer CDBG investment towards community and neighborhood needs.

Neighborhood infrastructure was a significant investment over the last ConPlan with over 30,000 residents of Logan benefitting from infrastructure improvements in their neighborhoods. Notable neighborhood infrastructure projects included the 300 S 100 W sidewalk, 400 N lighting, 300 E Center Street sidewalk, 1400 N 200 E sidewalk, and the 200 W 1300 N sidewalk.

Over the last 5 years, service provider facility and capacity improvements has also benefitted thousands of residents. Over a dozen non-profits have received funding, with the scale of the projects ranging from \$2,000 for program improvements in the Bridgerland Literacy program to over \$35,000 for facility upgrades at the Whittier Community Center.

Investment in planning through CDBG has helped to identify a variety of needs in the community. CDBG programmatic plans, such as the Analysis of Impediments to Fair Housing Choice, have allowed CDBG to better prioritize investment to meet the needs of various groups within our community. Several neighborhood and specific plan initiatives, including the Hillcrest Neighborhood Plan and the Access and Mobility Plan, helped to identify community needs and have also informed future investment.

The new ConPlan looks to build on the success of the previous years and continue along a similar line of community investment.

4. Summary of citizen participation process and consultation process.

Public participation and consultation is vital to the success of the ConPlan. Logan City's CDBG Program works closely with community residents, stakeholders, service providers, neighborhood groups, and various government agencies to help guide the development of the ConPlan. This process is guided by the Citizen Participation Plan, which calls for extensive promotion of the planning process, providing ample opportunity to participate, and requiring multiple public hearings.

Promotion

Promotion of the planning process was conducted through newspaper advertisements and public notices, posting of information at City Hall and other public spaces, social media outreach, and direct advertising to service providers and agencies through the Cache Interagency Council.

Public Participation

Throughout the ConPlan planning process, public input was solicited. During initial development of the priorities and goals of this plan several community workshops were held and a public survey was published in both English and Spanish. Through this process over a hundred residents participated in helping to shape the priorities and goals of this plan.

Stakeholder Participation

In addition to input from the public, specific input was sought from stakeholders, service providers, neighborhood groups, and other government agencies. Interviews were conducted with administrators of programs that serve low and moderate-income residents as well as protected classes. This input was used to help identify community needs and craft the priorities and goals of this plan.

Public Hearings

Two public hearing are required for the ConPlan. The first will be held prior to the adoption the Strategic Plan. The second public hearing will be held prior to the adoption of the Action Plan.

5. Summary of public comments.

Citizen Participation notices and a summary of comments received are provided in the Appendix. This includes a summary of survey results and interviews with stakeholders.

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

Citizen Participation notices and a summary of comments received is provided in the Appendix.

7. Summary.

The new ConPlan is not a radical departure from the past, but a continuation of proven **Local** priorities and goals, with greater emphasis on supporting service providers, all of which have helped to improve Logan by investing in areas that are critically important to creating and preserving quality neighborhoods of opportunity, and creating a community that provides needed services to its residents.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	LOGAN	
CDBG Administrator	LOGAN	Community Development Dept.
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction.

Logan City is engaged in an ongoing effort to increase coordination among the complex network of public, private, and non-profit organizations that deliver housing and social services in the community. Logan City's CDBG program consults and coordinates with various partners to enhance the quality of the program's impact.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As part of the current ConPlan planning process, CDBG staff consulted with public agencies and service providers regarding community needs and future CDBG community investment. These consultations included outreach to the Public Housing Authority, Continuum of Care, Bear River Association of Governments aging specialist, Bear River Health Department, Options for Independence, CAPSA, and Neighborhood Housing Solutions.

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.

Logan City directly coordinates with the Continuum of Care through its participation, both by elected officials and appointed staff, on the Local Homelessness Coordination Council (LHCC). The LHCC is the central coordinating organization for homelessness services in the region. Agencies representing governments, law enforcement, ecclesiastical, and non-profit service providers participate on the council.

In addition, direct consultation with the Continuum of Care director was conducted as part of the Consolidated Plan. The consultation included community needs assessment regarding homelessness needs and strategic planning of CDBG's partnerships with the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Logan City does not receive ESG funds.

2. **Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

Housing Authority (BRAG)

The local housing authority is managed through the Bear River Association of Governments (BRAG) office. The housing authority provides housing assistance to low income residents through the management of the area's Housing Choice Voucher Program - Section 8. The housing authority does not operate any public housing.

Continuum of Care Program (BRAG)

The Continuum of Care Program (COC) is designed to promote a communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused by homelessness; promote access to, and effect utilization of, mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

CAPSA

CAPSA is a non-profit domestic violence, sexual abuse, and rape recovery center serving Cache County and the Bear Lake area. It provides support services for women, men, and children impacted by abuse. CAPSA provides a safe place for people who have experienced domestic violence, rape and/or sexual assault. While in shelter, individuals work with a caseworker to create an action and safety plan to be able to increase their safety and to better take care of themselves and their families when they leave the CAPSA shelter. These plans are based on the goals and needs of each individual and their children.

Bear River Health Department

The Bear River Health Department (BRHD) is a local health department that works to promote and protect the health of residents. The BRHD provides public health services and clinics, substance abuse and mental health counselling, as well as classes and educational opportunities regarding community health.

Neighborhood Housing Solutions

Neighborhood Housing Solutions (NHS) offers a wide range of housing services and is a partner with Logan City on multiple housing programs. The NHS administers Logan City's down payment

assistance program (Own in Logan) and have partnered with the City on various housing rehabilitation programs. The NHS operate several affordable housing complexes and housing for persons with disabilities in the community, provides housing counselling, and operates an owner-builder program in the valley.

Area Agency on Aging Program (BRAG)

The aging program at BRAG is designated by the state to address the needs of persons 60 years and older at the local level. The program works in conjunction with local senior centers to serve older adults living in Box Elder, Cache, and Rich Counties in Utah. The program provides services and support to senior citizens, disabled adults, and family caregivers with several programs that are designed to assist individuals in maintaining their health and independence in their homes and communities.

Options for Independence

The mission of Options for Independence (Options) is to provide services to individuals with disabilities to facilitate their full participation in the community and raise the understanding of disability issues and access to the community. Options provides independent living services, peer support, community activities, help with assistive devices, and many other programs and services.

Neighborhood Councils

Logan City's Neighborhood Councils were invited to participate in the ConPlan process through direct notification of public workshops and meetings. The CDBG Coordinator also met individually with interested neighborhood councils.

Cache Interagency Council

The Cache Interagency Council (CIC) is a group of over 50 local nonprofit agencies, representing community needs in the areas of health, education, homelessness, families, housing, immigrant population, seniors, persons with disabilities, and more. Direct notification of public workshops and meetings were sent to service providers and agencies that participate in the CIC.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

Bear River Association of Governments (BRAG)

BRAG houses several applicable services and organizations that contribute to the development of the ConPlan, including the Continuum of Care, Housing Authority, aging program, and CDBG administration for Cache County through the State of Utah. As part of the ConPlan, Logan City staff consulted closely with BRAG staff to identify community needs and potential project partnerships. Primary areas discussed relate to affordable housing and homelessness services.

Narrative

The information provided by service providers and agencies through coordination and interviews, combined with direct input from the public through workshops and surveys, have helped to shape the priorities and goals of the ConPlan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal-setting

Public participation and consultation is vital to the success of the ConPlan. Logan City CDBG Program works closely with community residents, stakeholders, service providers, neighborhood groups, and other government agencies to help guide the development of the ConPlan. This process is guided by the Citizen Participation Plan, which calls for extensive promotion of the planning process, providing ample opportunity for participation, and requiring multiple public hearings.

Promotion

Promotion of the planning process was conducted through newspaper advertisements and public notices, posting of information at City Hall and other public spaces, social media outreach, and direct advertising to service providers and agencies through the Cache Interagency Council.

Public Participation

Throughout the ConPlan planning process, public input was solicited. During the initial development of the plan's priorities and goals, several community workshops were held and a public survey was published in both English and Spanish. Throughout this process over a hundred residents participated in helping to shape the priorities and goals of this plan.

Stakeholder Participation

In addition to input from the general public, specific input was sought from stakeholders, service providers, neighborhood groups, and other government agencies. Interviews were conducted with administrators of programs that serve low and moderate-income residents as well as protected classes. This input was used to help identify community needs and craft the priorities and goals of this plan.

Public Hearings

Two public hearing are required for the ConPlan. The first will be held prior to the adoption of the Strategic Plan (Part 1) and a second public hearing will be held prior to the adoption of the Annual Action Plan (Part 2).

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Data Sources

This study uses the decadal Census, American Community Survey (ACS) 5-year estimates, HUD Comprehensive Housing Affordability Strategy data (CHAS), and Affirmatively Furthering Fair Housing Tool (AFFHT) data. HUD IDIS provided ACS data from 2013 (ACS 2013) for most tables. In order to provide the most current data, Logan City has supplemented the ACS 2013 data where possible with ACS data from 2016 (ACS 2016).

Introduction

Logan City is located in Cache County, Utah and was settled in the late 1850's. Logan is the largest city in the county and is the principal city in the Logan Metropolitan Area. The ACS 2016 population estimate for Logan is 49,539. Logan is the location of the main campus of Utah State University (USU), and has a local student population of around 19,000. For planning purposes, Logan is subdivided into six neighborhoods that generally align with elementary school boundaries. The neighborhoods are Woodruff, Ellis, Bridger, Adams, Hillcrest, and Wilson. The Three neighborhoods on the east side of Main Street (Wilson, Adams, and Hillcrest) are adjacent to USU, and most directly impacted by student housing.

Demographic Overview

Logan's population has experienced steady growth throughout its history. From 1970 to 2010, Logan grew at 2.1% annually. Since 2010, Logan's growth has slowed to approximately .9% annually. It is estimated that Logan City growth rate will continue to be slower than its historic rate at around 1%-1.5% annually. Based on this estimated growth rate, Logan City's 2040 population will be between 65,000 and 80,000. The slower growth rate is expected due to the City being bounded on 3 sides and lacking internal development area.

Map 1 – Logan City Neighborhoods

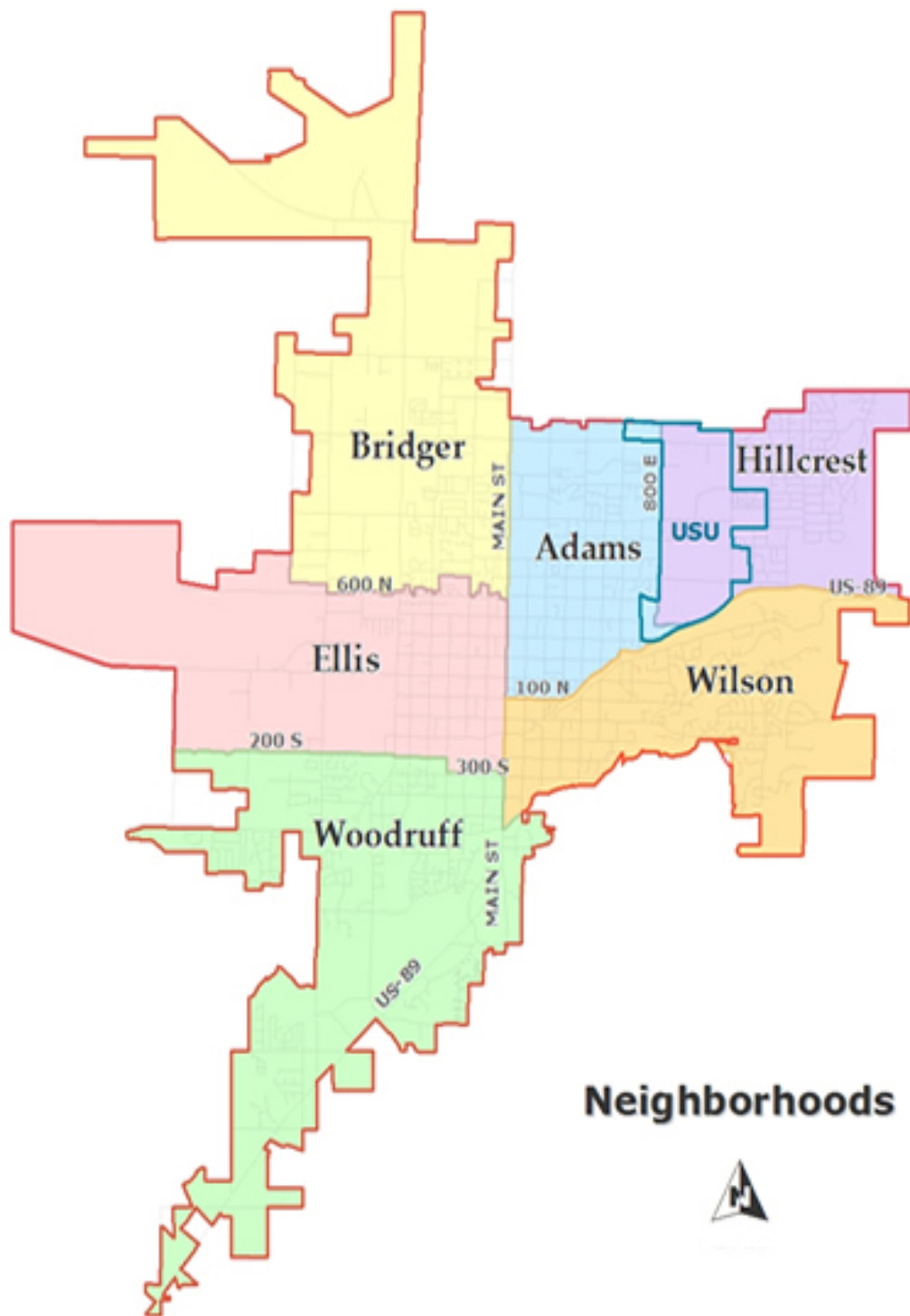
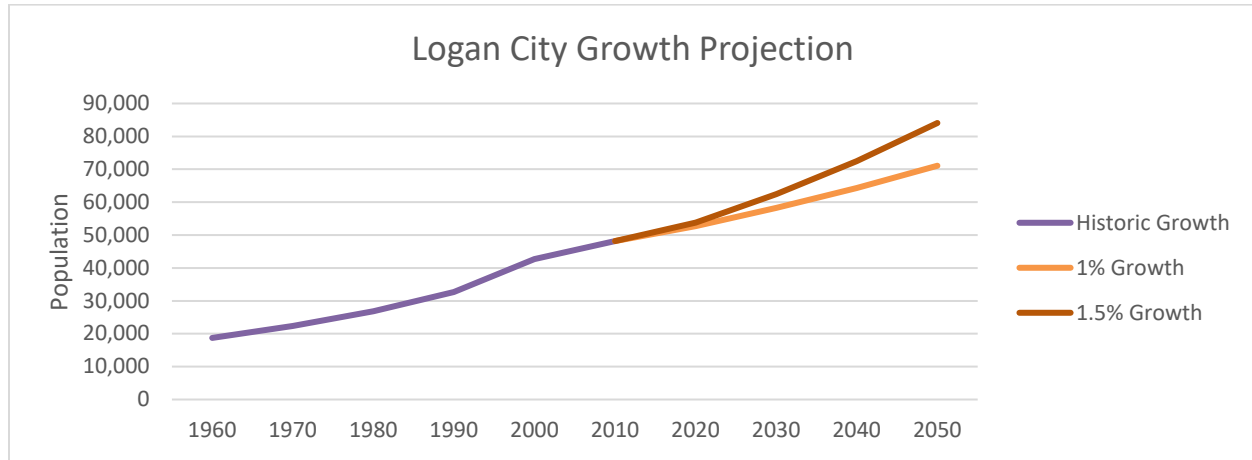


Table 2 – Logan City Growth Projections



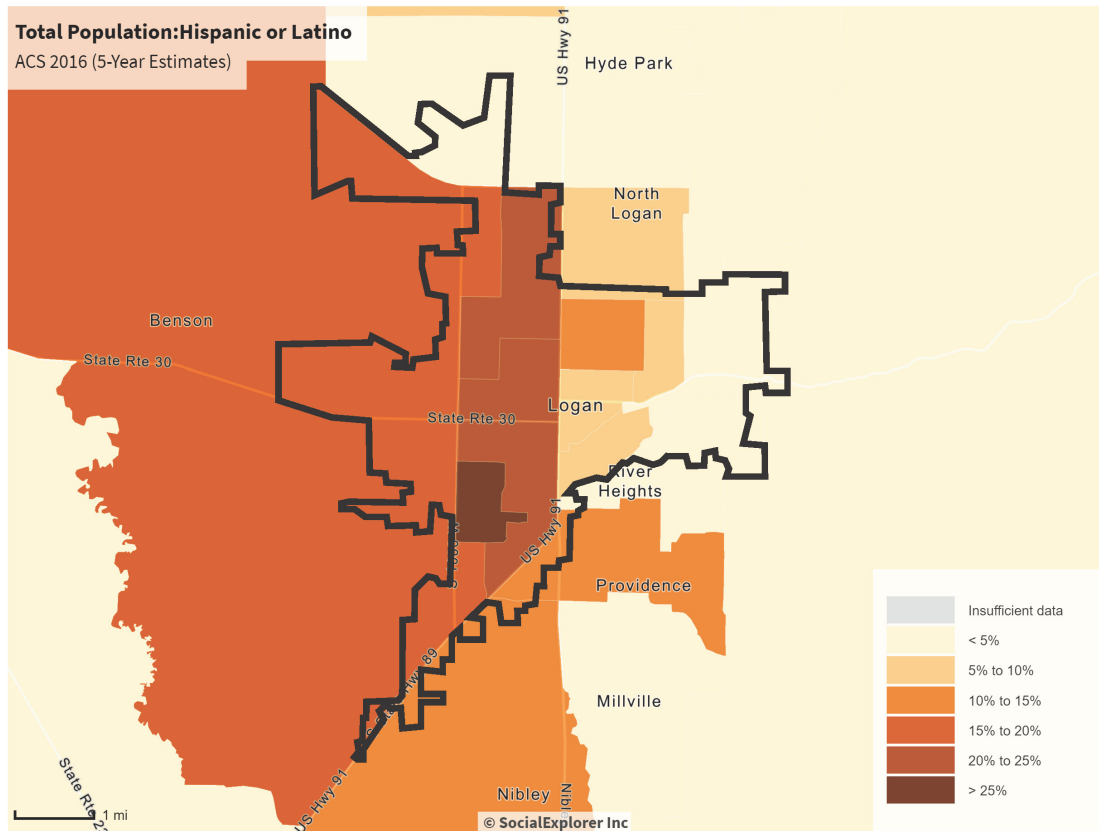
Race and Ethnicity

Logan City has experienced change regarding its racial and ethnic composition over the last several decades. Racially, the White population of the City has decreased from 91.4% in the 1990 Census to 84% in the 2010 Census. Generally, this shift has led to an increase in racial identification of Some Other Race. Ethnically, this shift has corresponded with a significant increase in Hispanic or Latino populations in Logan. In the 1990 Census only 3.1% of residents identified as Hispanic or Latino, in the 2010 Census, 13.9% of residents identified as Hispanic or Latino. Most recent estimates show that this number has increased to 15.5% (ACS 2016).

Table 3 – Logan City Race and Ethnicity

Logan City Race and Ethnicity		
Total Population:	49,539	
White Alone	41,788	84.4%
Black or African American Alone	607	1.2%
American Indian and Alaska Native Alone	260	0.5%
Asian Alone	2,098	4.2%
Native Hawaiian and other Pacific Islander Alone	348	0.7%
Some Other Race Alone	3,132	6.3%
Two or More Races	1,306	2.6%
Total Population	49,539	
Not Hispanic or Latino:	41,885	84.6%
Hispanic or Latino:	7,654	15.5%

Map 2 – Hispanic or Latino Populations (ACS 2016)



The areas of Logan with the highest percentage of Hispanic or Latino residents are located on the west side of Logan. One Census Tract has a Hispanic and Latino percentage greater than 25%. The Census Tract with the greatest concentration of Hispanic and Latino residents does not qualify as Low or Moderate Income based on 2010 census data.

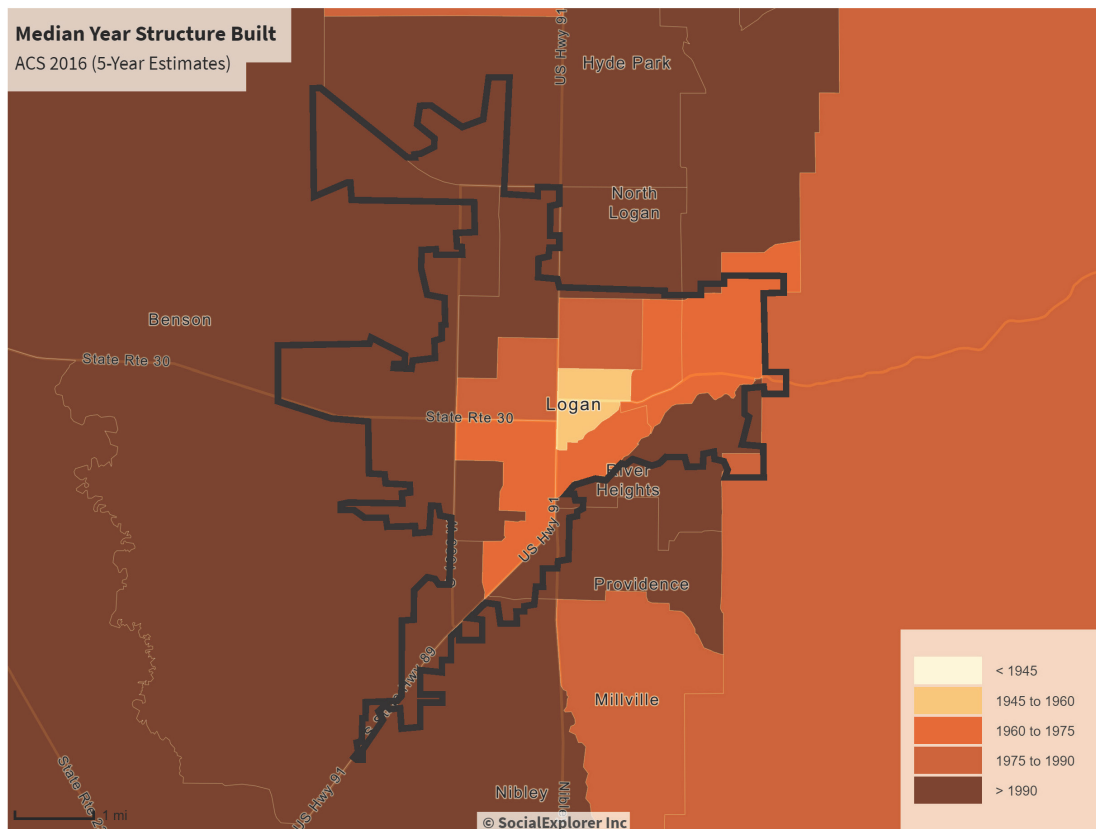
Housing

Logan has a higher percentage of rental units when compared to surrounding communities. Over 60% of all the residential units in Logan are non-owner occupied (rentals) with the areas around Utah State University experiencing even higher rates. Approximately 45% of Logan's housing stock is single family detached homes. Larger, multi-unit housing projects for students have been constructed near the USU campus while large, multi-family developments are located predominantly in the northern portion of the Bridger neighborhood. Throughout the historic core of Logan, including portions of Adams, Wilson, Woodruff, Ellis, and Bridger neighborhoods, the housing stock is a mix of single family homes and smaller, multi-unit housing. The eastern portions of Wilson and Hillcrest neighborhoods are predominantly larger single-

family homes. The median year built for a home in Logan is 1979, with most of the core neighborhoods being built prior to 1950. Median home value in Logan has continually increased and is now \$164,000 (ACS 2016). However, the median home value in Logan is significantly lower than that of Cache County's median home value, which is \$197,700. Gross rents have increased steadily as well and are currently \$668. Again, this rate is lower than Cache County's rate, which is \$708, and significantly lower than all but one of the adjacent cities.

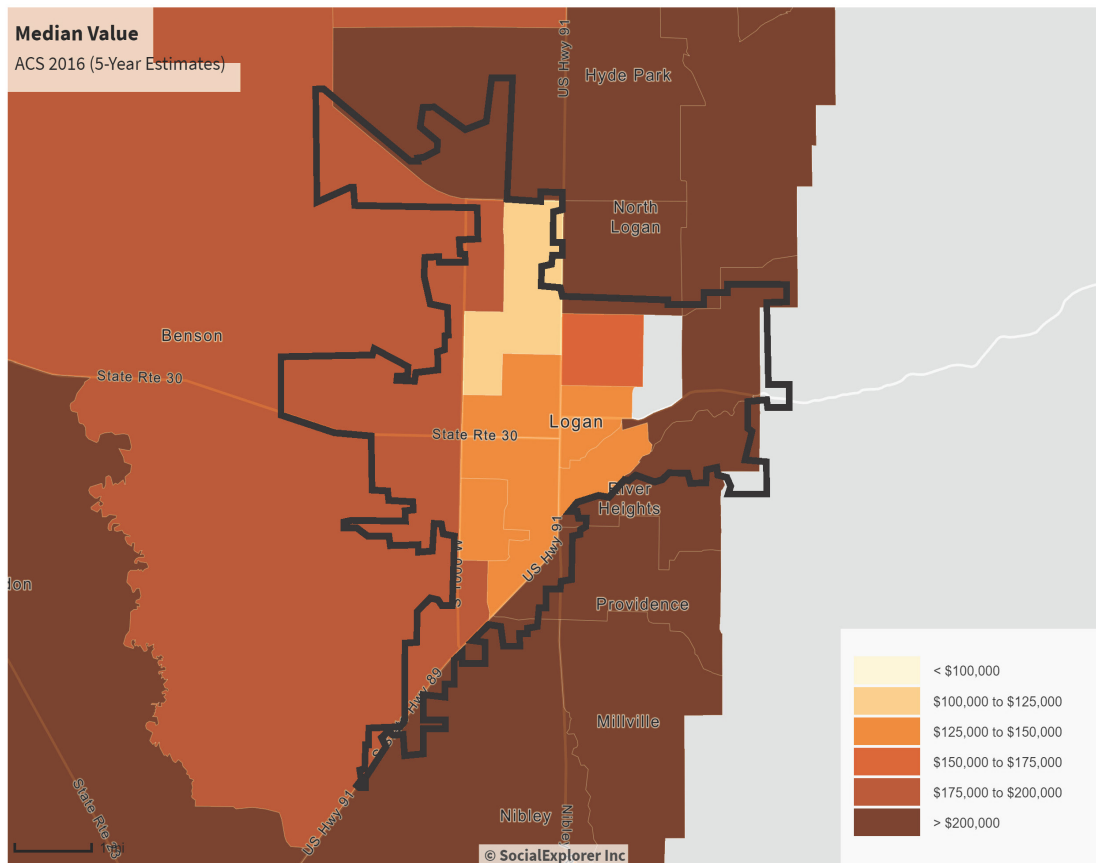
Logan has a much older housing stock than the surrounding communities with the oldest parts of the community located in the center of town. The aging housing stock is a significant issue in Logan as homes fall into disrepair due to age or neglect resulting in a lack of investment in older neighborhoods.

Map 3 – Median Age of Home (ACS 2016)



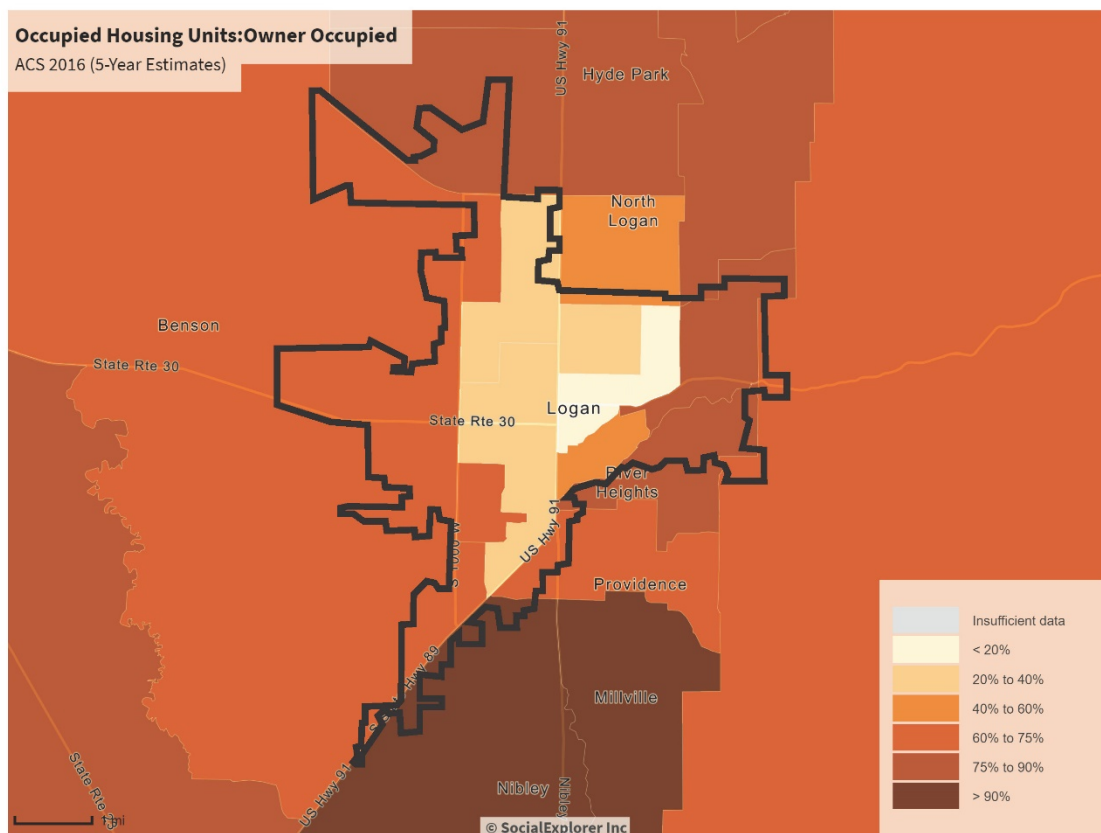
Overall, Logan's home values are lower than the surrounding communities. Most of the higher valued homes are located along the east bench, with more moderate home prices throughout the core of Logan.

Map 4 – Median Home Value (ACS 2016)



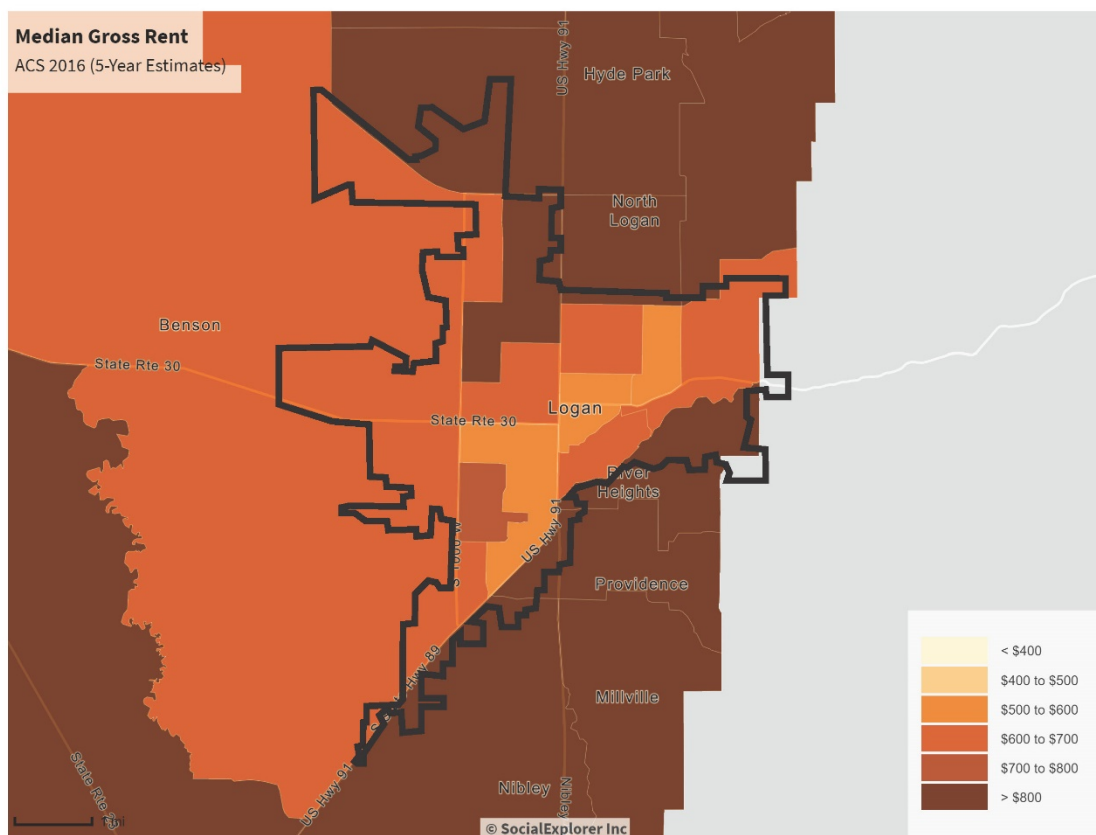
This map shows that the areas of highest home ownership are located on the east side of Logan, particularly on the east bench. The lowest owner-occupied rates are around the University and the west side of Logan.

Map 5 – Owner Occupied Housing (ACS 2016)



This map shows a comparison of Logan’s average rents with the surrounding communities. Most of the lower rent housing is located in Logan.

Map 6 – Median Gross Rent (ACS 2016)

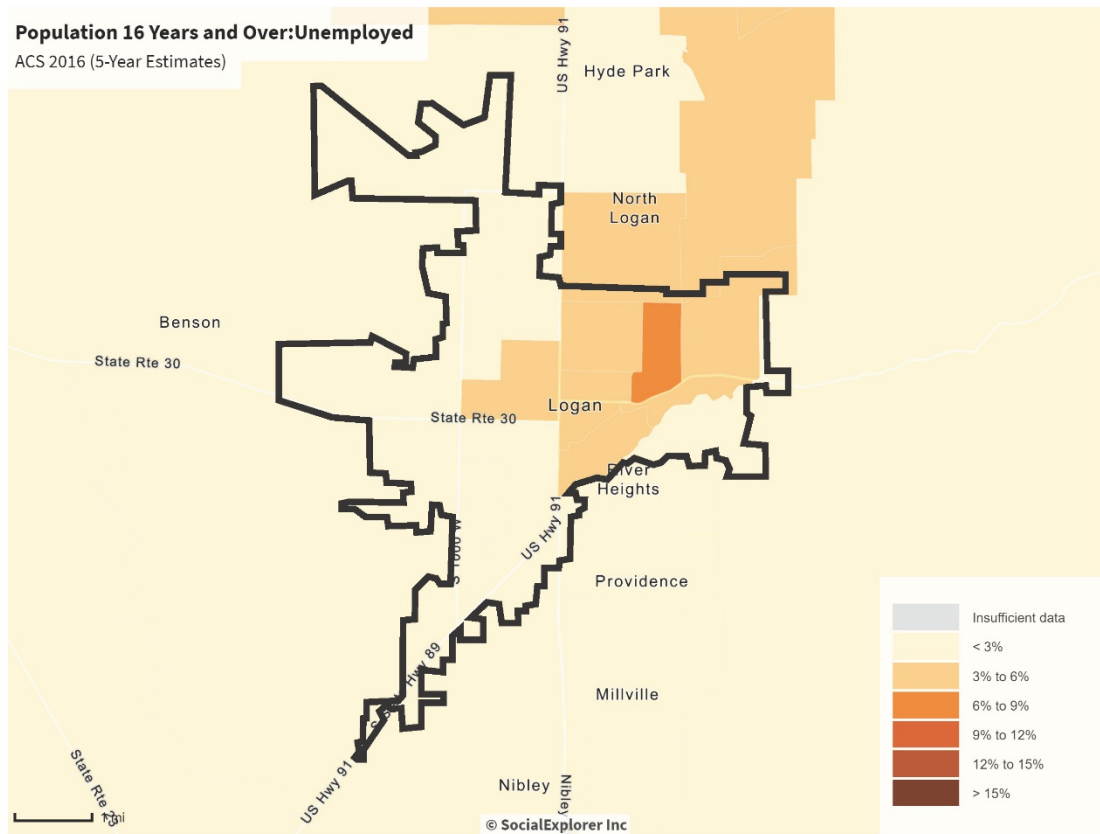


Employment, Income, and Poverty

The median income for Logan is \$36,256 which is significantly lower than Cache County’s median income of \$51,935. While Logan may have lower median income rates, Logan and Cache County have low unemployment rates of 3.5% and 3%, respectively. The poverty rate in Logan is 25.4% which is influenced by the USU student population. Based on US Census December 2017 reporting by Craig Benson and Alemayehu Bishaw, the poverty rate excluding off-campus college students is 19.7%. The non-student poverty rate correlates with Logan’s family poverty rate of 18.3%. When comparing the Hispanic/Latino with the non-Hispanic/non-Latino poverty rates, the Hispanic or Latino poverty rate is slightly lower at 20.8% than the White alone and not Hispanic or Latino poverty rate of 25% (ACS 2016).

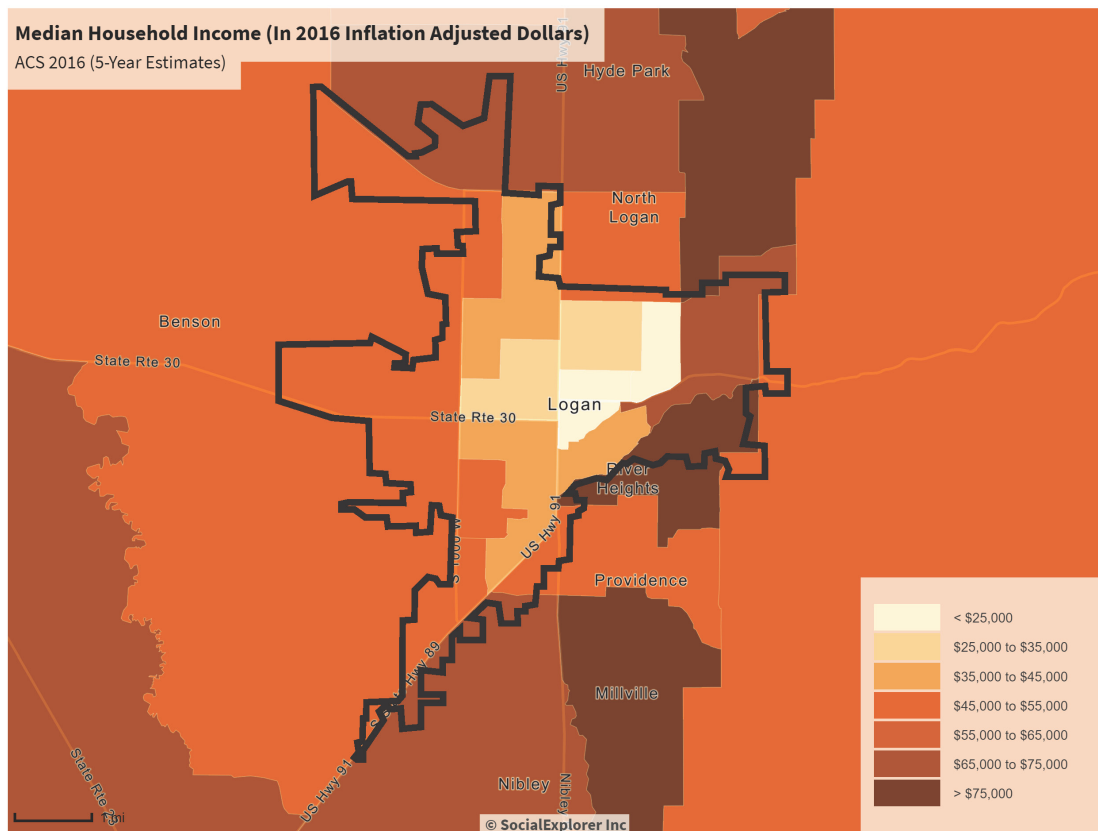
The areas of highest unemployment are centered around the USU campus. Overall, Logan has a very low unemployment rate.

Map 7 – Unemployment (ACS 2016)



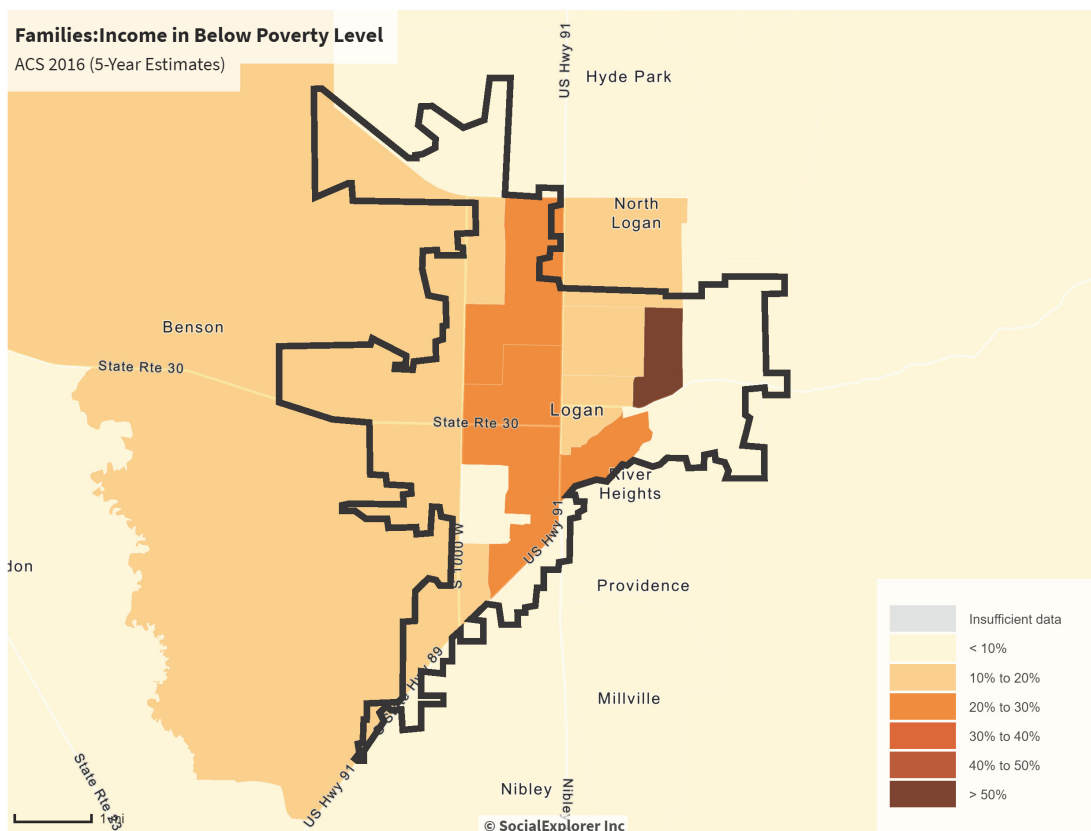
The areas with the lowest incomes are centered around USU campus and on the west side of Logan.

Map 8 – Median Income (ACS 2016)



Logan City has a higher poverty rate than the surrounding communities. The area with the highest poverty rate is located around the USU campus.

Map 9 – Family Income Below Poverty Rate (ACS 2016)

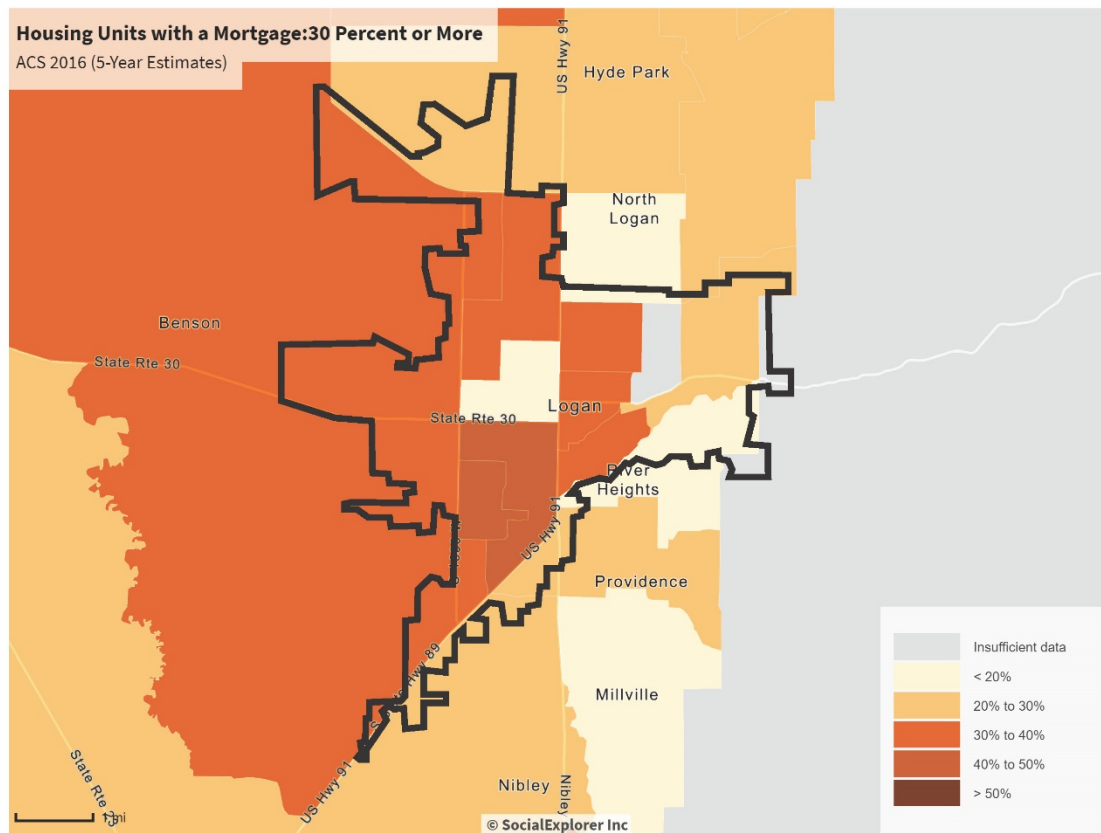


Needs Assessment - Housing

The most significant and pervasive housing issue for Logan City is housing affordability. This issue is prevalent across income ranges, race, ethnicity, and household types. Overall, 35% of all households have housing costs that are more than 30% of their income while 16% have a housing cost burden greater than 50% of their income (CHAS). Renters and low-income residents are more likely to face housing cost burden. 48% of renters in Logan face at least 1 housing problem (includes cost burden, incomplete kitchen, more than 1 person per room, and cost burden greater than 50%), as compared to owner occupied housing with a problem rate of 26%. Racially and ethnically, 37% of White household's experience at least 1 of the housing problems, while 50% of Hispanic, 52% of Black, and 61% of Native American residents experience housing problems (AFFHT).

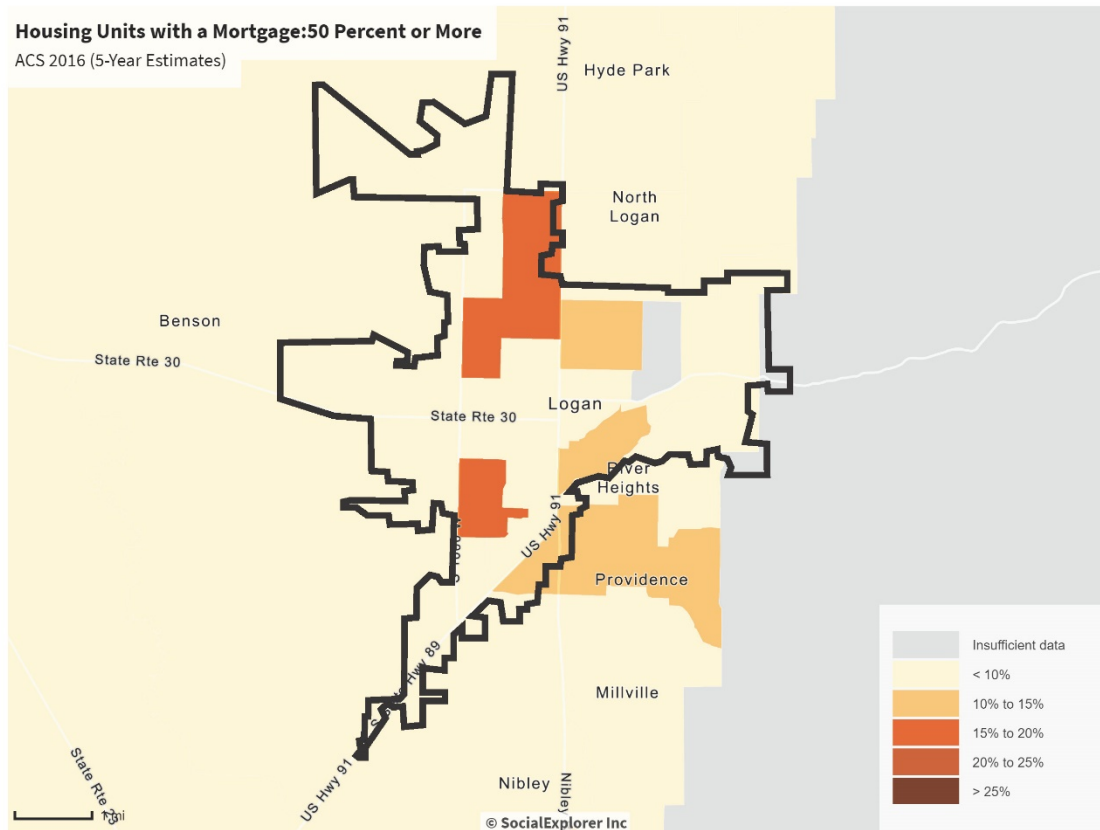
Based on the 2016 ACS, the areas with the highest housing burden for households with a mortgage based are located in southwest Logan.

Map 10 – Mortgage 30% of Household Income (ACS 2016)



The most severe housing burden occurs in northwest and southwest Logan.

Map 11 – Mortgage 50% of Household Income (ACS 2016)



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Table 4 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	42,670	48,565	14%
Households	14,692	15,935	8%
Median Income	\$30,778.00	\$36,131.00	17%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

Table 5 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	2,025	2,865	3,480	2,100	5,465
Small Family Households	840	1,360	1,440	1,100	2,585
Large Family Households	195	280	400	255	650
Household contains at least one person 62-74 years of age	165	120	255	195	740
Household contains at least one-person age 75 or older	110	205	200	125	420
Households with one or more children 6 years old or younger	505	849	850	490	875

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs).

Table 6 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	4	65	70	174	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	45	35	4	88	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	135	110	15	320	0	0	25	45	70
Housing cost burden greater than 50% of income (and none of the above problems)	1,210	425	200	0	1,835	175	295	155	45	670
Housing cost burden greater than 30% of income (and none of the above problems)	155	1,260	550	80	2,045	50	115	325	275	765
Zero/negative Income (and none of the above problems)	185	0	0	0	185	35	0	0	0	35

Data Source: 2009-2013 CHAS

Problems 2 (Households with one or more Severe Housing Problems: Lack kitchen, complete plumbing, severe overcrowding, severe cost burden).

Table 7 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,310	610	410	90	2,420	175	295	195	90	755
Having none of four housing problems	265	1,680	1,925	1,040	4,910	50	280	955	875	2,160
Household has negative income, but none of the other housing problems	185	0	0	0	185	35	0	0	0	35

Data Source: 2009-2013 CHAS

Number of households with a Cost Burden > 30%.

Table 8 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	650	1,050	170	1,870	44	115	235	394
Large Related	145	220	80	445	50	34	80	164
Elderly	65	65	40	170	95	135	95	325
Other	600	485	500	1,585	35	120	110	265
Total need by income	1,460	1,820	790	4,070	224	404	520	1,148

Data Source: 2009-2013 CHAS

Number of households with a Cost Burden > 50%.

Table 9 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	610	100	0	710	40	95	80	215
Large Related	145	70	0	215	50	30	10	90
Elderly	45	10	30	85	50	85	40	175
Other	495	255	170	920	35	85	30	150
Total need by income	1,295	435	200	1,930	175	295	160	630

Data Source: 2009-2013 CHAS

Crowding (More than one person per room)

Table 10 – Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	64	140	110	15	329	0	0	25	40	65
Multiple, unrelated family households	0	10	0	4	14	0	0	0	4	4
Other, non-family households	0	30	35	0	65	0	0	0	0	0
Total need by income	64	180	145	19	408	0	0	25	44	69

Data Source: 2009-2013 CHAS

Describe the number and type of single person households in need of housing assistance.

There are roughly 5,800 non-family households in Logan which account for nearly 40% of the total households (ACS 2016). Regarding housing assistance needs, single households are vulnerable to rising rental prices in the region. As a university town, rental pressure for these

units is particularly high. Several populations with a particular need that are single person household include disabled adults and the elderly. These populations often have specialized housing needs as they are more likely to be low or moderate income, and often need accessible and affordable housing options. The issue of a lack of accessible and affordable housing units was concern brought up repeatedly during interviews with service providers.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

Persons with a disability account for nearly 10% of Logan's population. National estimates demonstrate that persons with a disability are the protected class most likely to experience housing discrimination (Fair Housing Trends, NFHA, 2014). Earnings for persons with a disability is also only 70% of the earning of a person without a disability (ACS 2016). The likelihood of discrimination, the reduced earning potential and the general lack of accessible housing units presents a serious housing issue for persons with disabilities in Logan. Findings from Logan City's Analysis Impediments to Fair Housing, 2016 (AI) found that persons with a disability were generally equally distributed across the city and that 2/3 of housing choice voucher participants have a member with a disability. The AI also found that, anecdotally, social workers who assist persons with disabilities in locating housing described long waiting lists for apartments that have accessible units. Service provider interviews during development of the ConPlan described accessible and affordable housing and transportation as important needs for persons with disabilities.

Housing affordability is a concern for persons with disabilities. Despite an increase in median income over that last several years, the median income of \$12,175 per year for an individual with a disability was only 70% of Logan City's 2016 median per capita income. At this rate, a resident with a disability earned a gross income of \$1,015 per month. According to 2016 ACS estimates, the median gross rent in the city is \$668 per month. This means that a single income household with a disability would be unable to afford the median rent in Logan City.

Victims of domestic violence, dating violence, sexual assault and stalking

Estimating the number and types of families in need of housing in regard to domestic violence, dating violence, sexual assault and stalking relies primarily on discussions with service providers. Of importance in Logan are the services provided by CAPSA to victims of domestic violence and sexual assault. Assistance provided by CAPSA includes shelter, casework and advocacy, trauma therapy, and children services. CAPSA provides shelter to over 300 individuals each year. CAPSA's 2017 report stated that they had zero turn-a-ways from their shelter program. 25% of CAPSA clients are Hispanic or Latino.

What are the most common housing problems?

The most significant and pervasive housing issue for Logan City is housing affordability. This issue is prevalent across all income ranges, race, ethnicity, and household types. Overall, 35% of all households have housing costs that are more than 30% of their income while 16 % have a housing cost burden greater than 50% of their income (CHAS). Renters and low-income residents are more likely to face housing cost burden. 48% of renters in Logan face at least 1 housing problem (includes cost burden, incomplete kitchen, more than 1 person per room, and cost burden greater than 50%) as compared to home owners housing problem rate of 26%. Racially and ethnically, 37% of White households experience at least 1 of the housing problems, while 50% of Hispanic, 52% of Black, and 61% of Native American residents experience housing problems (AFFHT).

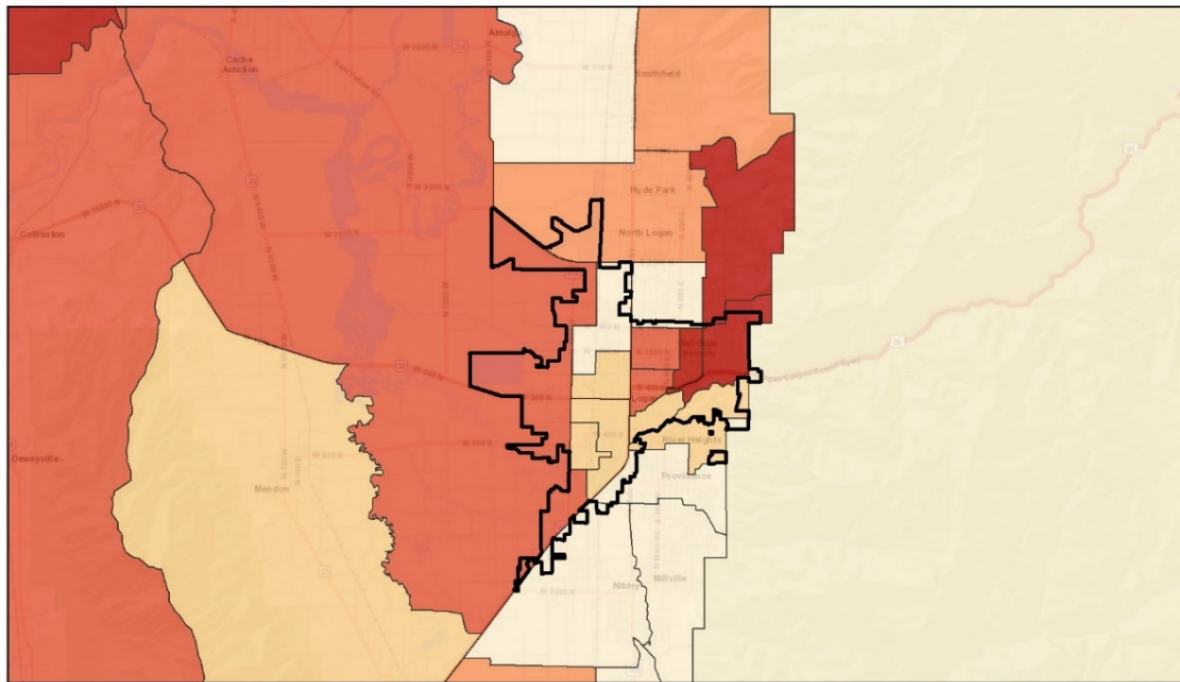
While other housing problems are not as prevalent as affordability, the households that are affected by a lack of basic facilities is problematic. Logan City addresses lack of basic facilities in single family homes through our housing rehabilitation assistance.

Generally, affordable rental units can be found in most areas of Logan, with the highest rates occurring on and adjacent to USU.

There are very few homes that are affordable at 50% of AMI. No census tracts in Logan have a rate greater than 10%.

Map 12 – Rental Units Affordable at 50% of Area Median Income (CPD Maps)

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



October 9, 2018

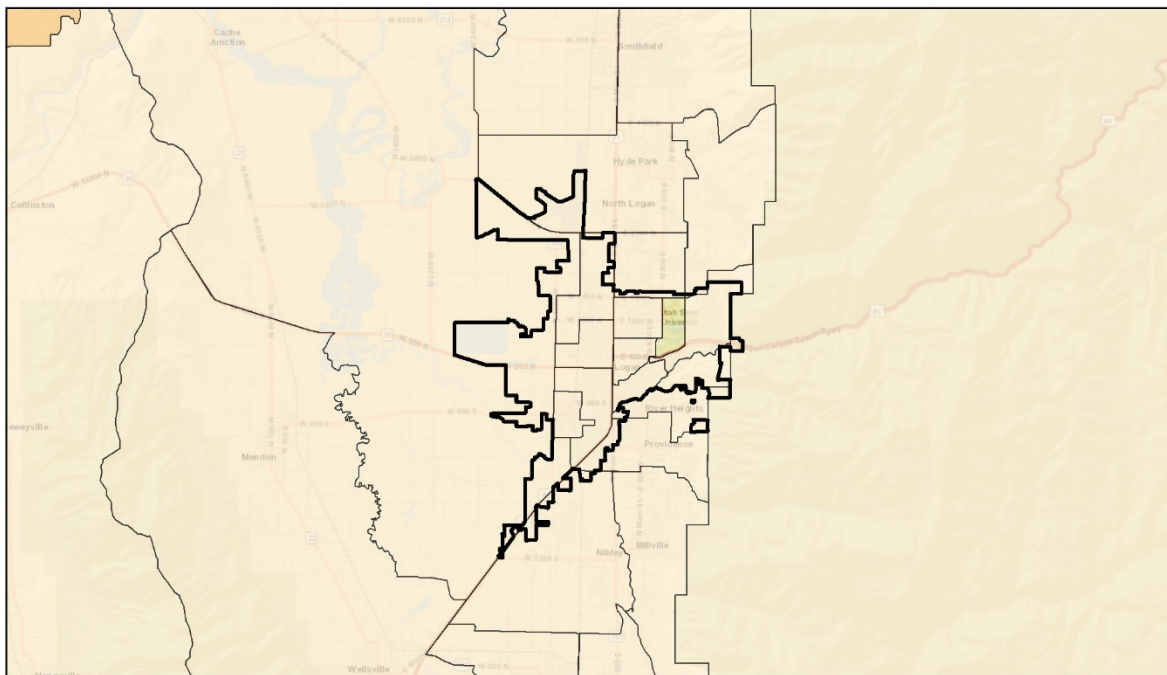
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AFF_AVAIL_50_R_PCT

10-20%	>40%
20-30%	
<10%	30-40%

1:198,277
0 1.75 3.5 7 mi
0 2.75 5.5 11 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Map 13 – Owner Occupied Units Affordable at 50% of Area Median Income (CPD Maps)

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



October 9, 2018

Override 1 OwnerUnitsTo50PercentHAMFI 10-20%

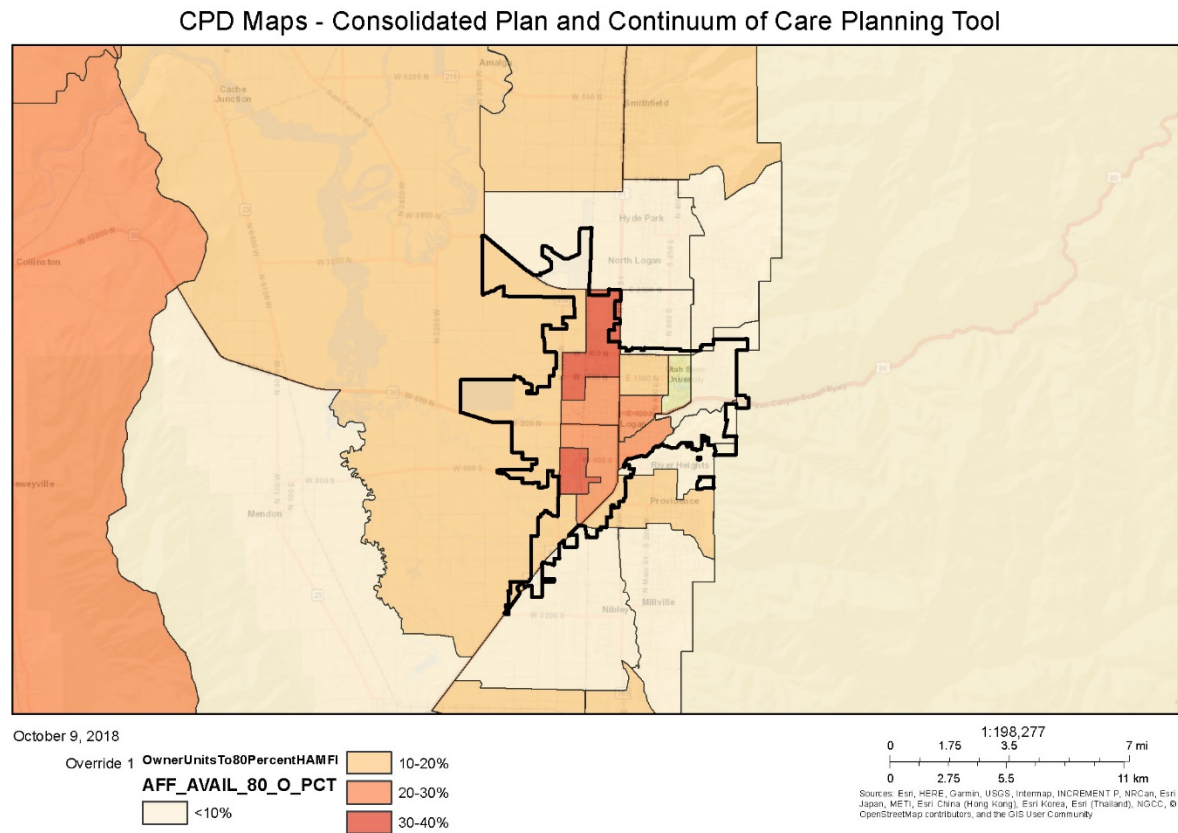
AFF_AVAIL_50_O_PCT

<10%

1:198,277
0 1.75 3.5 7 mi
0 2.75 5.5 11 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

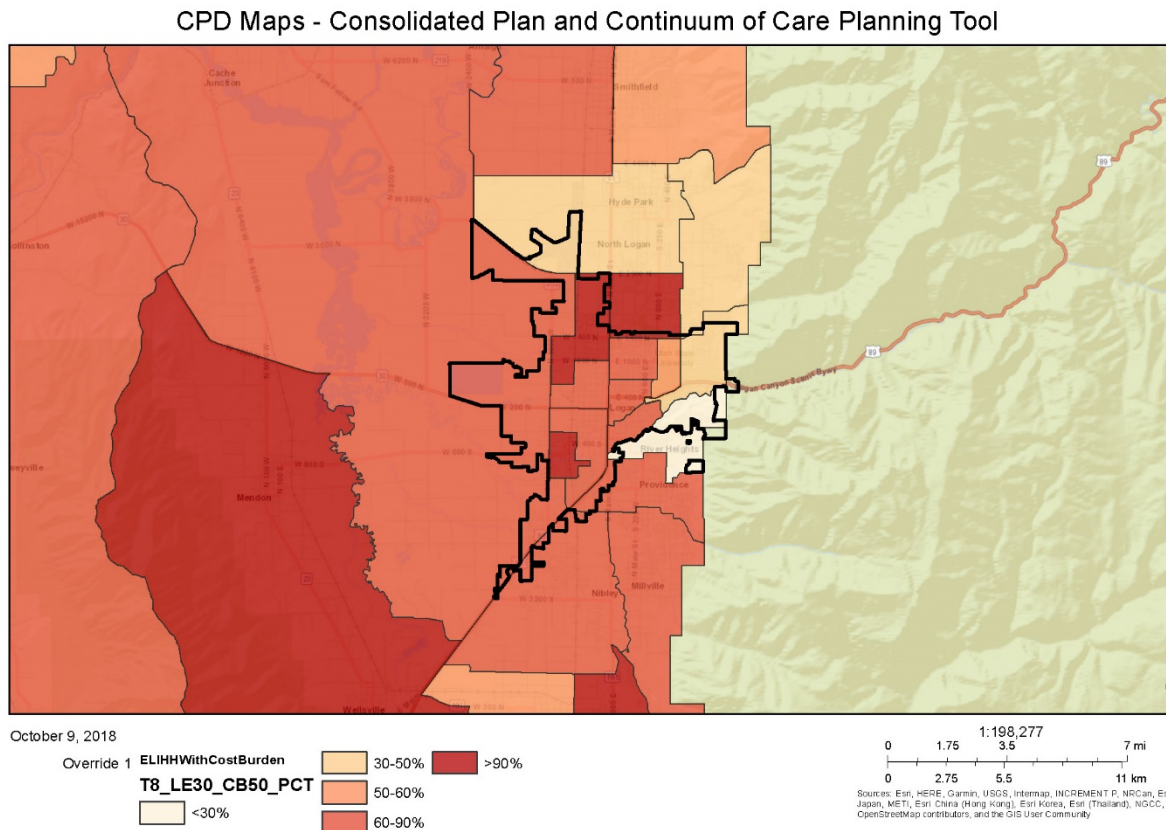
At 80% of AMI more owner-occupied housing becomes available. Rates of owner occupied affordable units are most prevalent in the northwest and west area of Logan.

Map 14 – Owner Occupied Units Affordable at 80% of Area Median Income (CPD Maps)



Extremely Low-Income Residents are the most likely to experience severe cost burden for housing. This issue is experienced throughout the community.

Map 15 – Extremely Low-Income Residents – Severe Housing Cost Burden (CPD Maps)



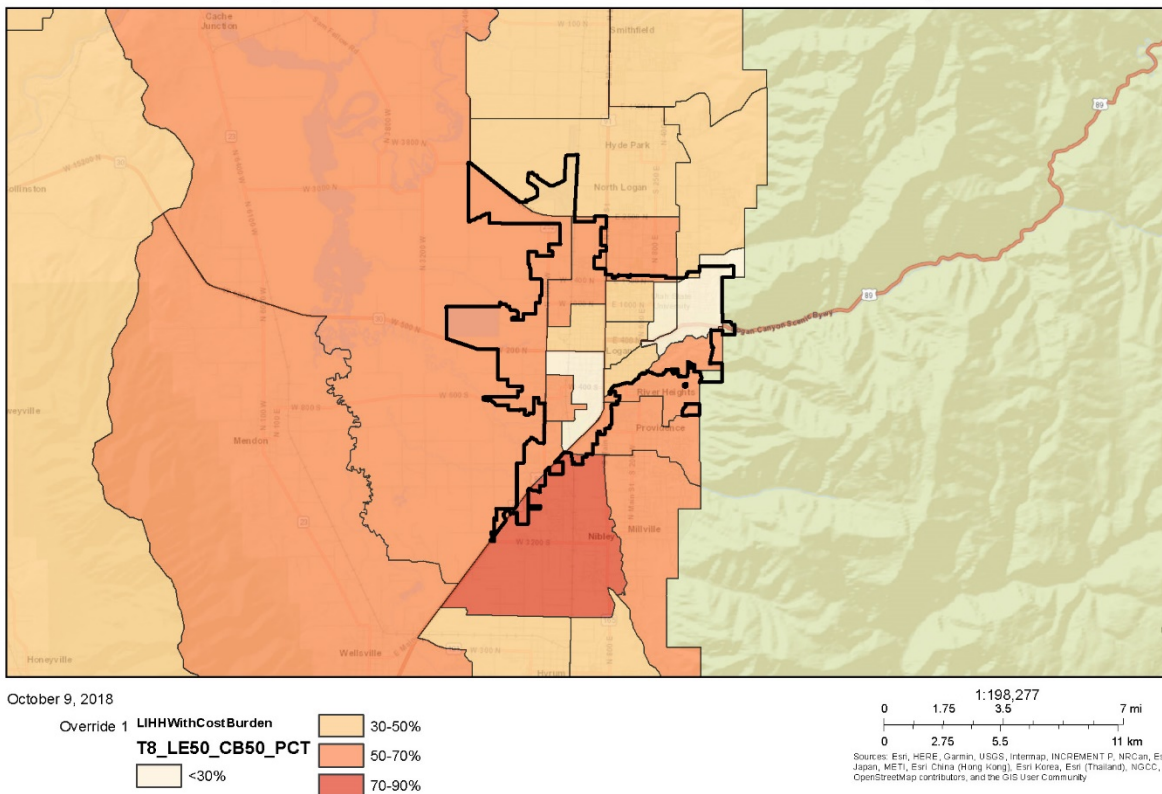
Are any populations/household types more affected than others by these problems?

In general, low and extremely low-income households, as well as the rental population are more likely to be affected by housing problems. Nearly all extremely low-income households face housing affordability as housing units available for this population are scarce due to rising housing cost.

Low-Income Residents are less likely to experience severe cost burden for housing than extremely low-income residents, but generally the rate is still high.

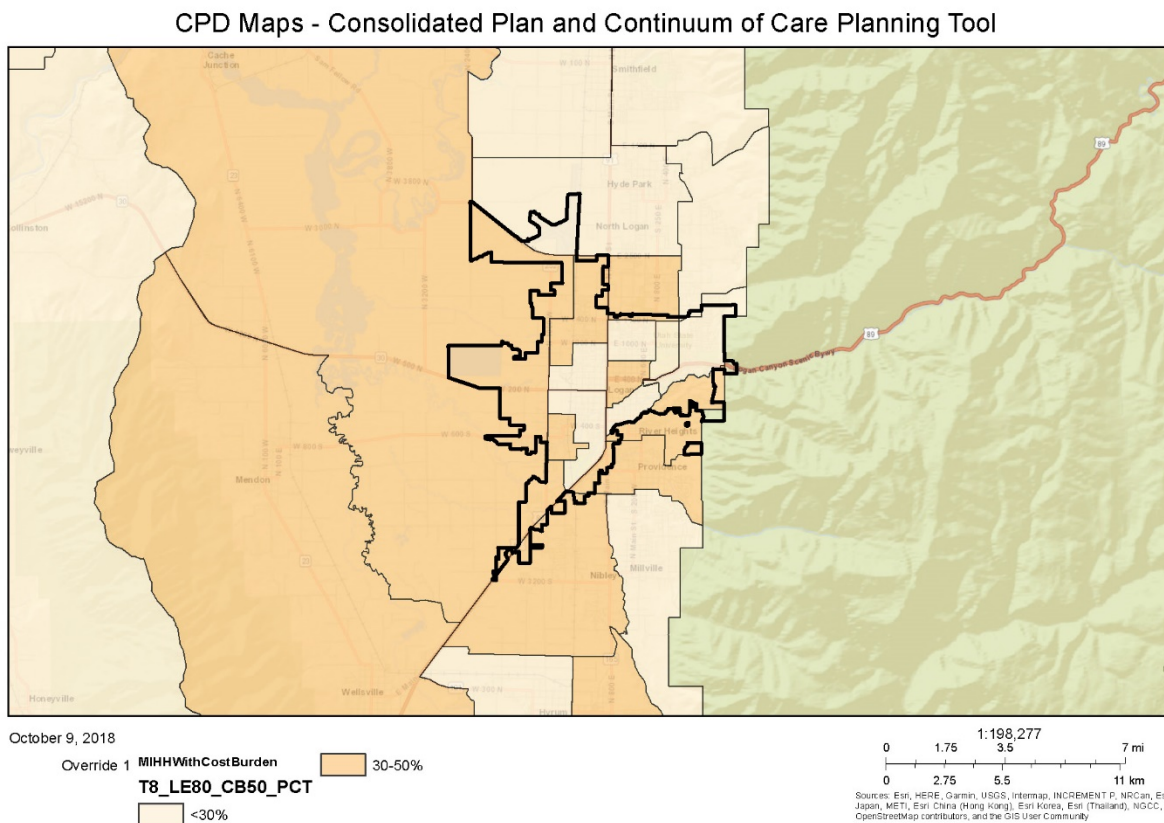
Map 16 – Low-Income Residents – Severe Housing Cost Burden (CPD Maps)

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Rates of severe housing cost burden for moderate income residents is significantly lower than the extremely low and low-income residents of Logan. The areas with higher rates are more dispersed and occur on the west, central and eastern portions of Logan.

Map 17 – Moderate-Income Residents – Severe housing Cost Burden (CPD Maps)



Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

HUD defines extremely low-income households as households that earn 0%-30% of AMI (area median income). CHAS data indicates that these households are the most likely to experience housing problems. With limited resources and housing available, these families are more likely to experience homelessness. Assistance through BRAG is targeted at helping families experiencing homeless find housing through rapid re-housing. Service provider interviews described the issues of doubled up families as being of concern. Consultation with the CoC identified doubled up families, credit issues and evictions, and single parents (particularly

mothers), as characteristics of at risk households. Needs described include life skill and educational programs, and affordable housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As previously described, housing affordability is the housing characteristic that is most closely linked with instability and an increased risk of homelessness. Other issues identified by the RHCC include landlord screening and discrimination, and lack of subsidized affordable housing units.

DRAFT

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the housing problems among racial and ethnic groups. HUD defines a disproportionate burden as existing when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% higher than the jurisdictions average rate.

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	110	220
White	1,475	105	105
Black / African American	0	0	0
Asian	55	0	80
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	140	4	35

Data Source: 2009-2013 CHAS

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,280	580	0
White	1,670	560	0
Black / African American	35	0	0
Asian	65	4	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	435	10	0

Data Source: 2009-2013 CHAS

*The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, or cost Burden greater than 30%.

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,480	2,000	0
White	1,190	1,720	0
Black / African American	35	15	0
Asian	55	8	0
American Indian, Alaska Native	45	35	0
Pacific Islander	10	0	0
Hispanic	120	205	0

Data Source: 2009-2013 CHAS

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	535	1,565	0
White	490	1,265	0
Black / African American	0	0	0
Asian	0	39	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	44	255	0

Data Source: 2009-2013 CHAS

*The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, or cost Burden greater than 30%.

Discussion

Housing problems occur across race and ethnicity in Logan with variation between income ranges.

Extremely Low Income (ELI)

The CHAS data shows that ELI residents, the average housing problem rate is 84%. Only one Racial and ethnic group experienced a rate more than 10% higher than the average rate, and that is American Indian and Alaska Native. Of note, and this is an issue throughout the CHAS date, this group and several other racial and ethnic groups have an extremely low sample size for the study. Comparing the largest minority group, Hispanic, to the average rate, Hispanic residents that are extremely-low income are less likely to face a housing problem.

Low Income (LI)

The average LI housing problem rate is 72%. White and Hispanic residents are in line with this rate. The rate is above the average rate for the other racial and ethnic groups. Again, the other groups described have very low sample sizes.

Moderate Income (MI)

The average housing problem rate for MI residents is 35%. In this income category, Hispanic residents face a higher rate of housing problems. However, this is the only income category where the Hispanic rate for housing problems is higher than the average rate.

80%-100% Median Income

The average housing problem rate is 25%. For this income range, Hispanic residents have a significantly lower housing problem rate compared to the average rate.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares severe housing problems among racial and ethnic groups. HUD defines a disproportionate burden exists when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% higher than the jurisdictions average rate.

Table 15 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,485	315	220
White	1,295	290	105
Black / African American	0	0	0
Asian	55	0	80
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	120	24	35

Data Source: 2009-2013 CHAS

Table 16 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	905	1,960	0
White	675	1,555	0
Black / African American	0	35	0
Asian	0	70	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	185	260	0

Data Source: 2009-2013 CHAS

Table 17 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	605	2,880	0
White	480	2,435	0
Black / African American	4	50	0
Asian	45	14	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	10	0
Hispanic	74	245	0

Data Source: 2009-2013 CHAS

*The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, or cost Burden greater than 30%.

Table 18 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	180	1,915	0
White	145	1,605	0
Black / African American	0	0	0
Asian	0	39	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	34	270	0

Data Source: 2009-2013 CHAS

*The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, or cost Burden greater than 30%.

Discussion

Severe housing problems affect all racial and ethnic groups in Logan. Overall, the trends seen in the housing problem statistics are present in the severe housing problems statistics. Of note, ELI Hispanic residents have a lower than average rate, while having a higher rate in other income ranges. The only Hispanic income range that is 10% higher than the average rate is the LI category. Several of the racial groups have higher rates, but these groups also have low sampling sizes.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the housing cost burdens among racial and ethnic groups. HUD defines a disproportionate burden exists when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% higher than the jurisdictions average rate.

Table 19 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,860	3,245	2,610	220
White	8,560	2,525	2,195	105
Black / African American	70	70	0	0
Asian	250	70	85	80
American Indian, Alaska Native	69	45	55	0
Pacific Islander	0	10	0	0
Hispanic	875	470	265	35

Data Source: 2009-2013 CHAS

Discussion:

Aggregated down, Black or African American, and American Indian or Alaska Native residents are disproportionately more likely to experience housing cost burden. These racial groups have a small sample size for the study. Hispanic residents, the largest minority group in Logan, are 8% more likely to experience housing cost burden when compared to the average rate. While not meeting the definition of a disproportionate burden, this difference is significant. Logan's Analysis of Impediment to Fair Housing identifies economic and educational opportunity and increasing knowledge of housing assistance programs as areas for investment to improve housing opportunities for minority populations in Logan.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

This issue is discussed in NA-20 and NA-25.

If they have needs not identified above, what are those needs?

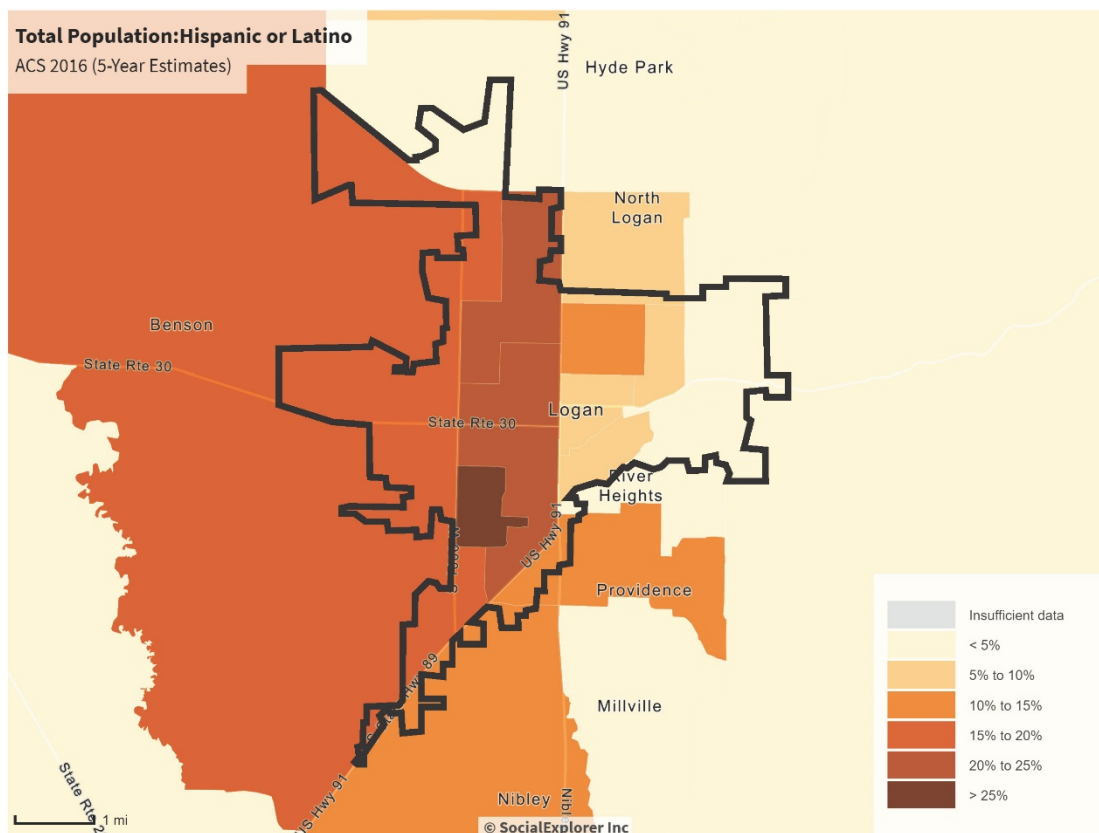
None identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racially, 84% of Logan City is White. The largest racial minorities are Some Other Race at 6.3% (5.3% of this population identifies as Hispanic or Latino), and Asian at 4.2%. Ethnically, 15.5% of residents identify as Hispanic or Latino. The demographic diversity of USU causes many of the smaller racial and ethnic groups to concentrate around campus. Regarding ethnic concentration, most census tracts west of Main Street have at least a 20% Hispanic population, with one tract having a 25% Hispanic population. While these concentrations do occur, these areas are not considered Racial/Ethnic Concentrated Areas of Poverty (R/ECAP) by HUD. R/ECAP areas are census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

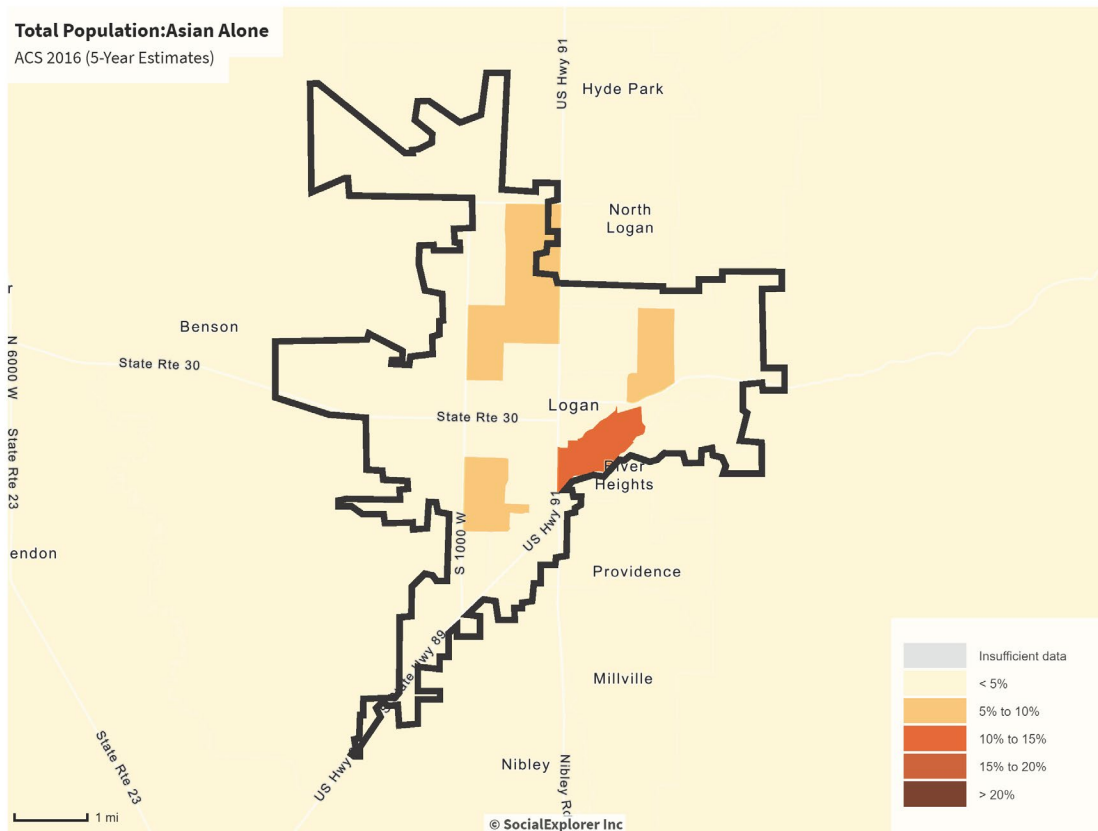
The areas of Logan with the highest concentration of residents with a Hispanic origin are located on the west side of town.

Map 18 – Hispanic or Latino Populations (ACS 2016)



Only one census tract has an estimated Asian population over 10%, which is located southwest of USU's campus.

Map 19 – Asian Population



NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

Table 20 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	583	0	508	0	0	66

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

Table 21 – Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	53	0	43	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	0	290	0	229	0	0
# of Families requesting accessibility features	0	0	0	583	0	508	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 22 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	551	0	477	0	0	65
Black/African American	0	0	0	11	0	11	0	0	0
Asian	0	0	0	7	0	6	0	0	1
American Indian/Alaska Native	0	0	0	8	0	8	0	0	0
Pacific Islander	0	0	0	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 23 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	49	0	43	0	0	6
Not Hispanic	0	0	0	534	0	465	0	0	60
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Lack of accessible housing is a concern in Logan City. As discussed in NA-05, the Analysis of Impediments to Fair Housing (AI) found that 2/3 of housing choice voucher participants have a member with a disability. The AI also found that, anecdotally, social workers who assist persons with disabilities in locating suitable housing described long waiting lists for apartments that have accessible units.

The Logan Housing Authority is managed through BRAG. One issue described by the Housing Authority regarding accessible housing units is that accessible units that become available in subsidized developments are often being rented to non-disabled tenants before the Housing Authority can respond to the opening. These actions increase the wait time for persons with disabilities to find accessible housing and is a major concern of the Housing Authority. The Housing Authority continues to work with the Utah Housing Cooperation to address the issue.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Authority described rent increases and the lack of affordable housing as the most immediate need for Section 8 voucher holders. Anecdotally, the Housing Authority described rents increasing by as much as \$300.

How do these needs compare to the housing needs of the population at large

The central issue for residents in these programs, and the population at large, is housing affordability. While Logan has the majority of affordable housing the area, it also has significant pressure on the housing market due to student and seasonal populations. This can push up rents for long term residents and families.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction: Logan participates in the Bear River Region Local Homeless Coordinating Committee (LHCC). The LHCC is made up of local service providers and NGOs, elected and civil leaders, law enforcement, and local governments. The LHCC purpose is to help coordinate homeless needs in the various communities, and serves as a strategic planning group. The Continuum of Care Program (CoC) leads the LHCC. The CoC is managed through BRAG. The Point-in-Time Count (PIT) and other seasonal homelessness counts are coordinated through the LHCC.

The most recent published PIT for the region (Bear River, Rich, and Cache County) identified 52 homeless persons. Of those, only 2 were unsheltered, and none were children. Of the 50 sheltered persons, 41 belonged to households with at least one adult and minor. None were children only.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the 52 reported homeless individuals in the Cache, Box Elder, and Rich counties during the PIT, 41 were members of a household with at least one adult and minor (78%). All of them were sheltered. No homeless veterans were identified during the PIT. State reporting regarding homeless veterans shows a decrease over the last several years.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial and Ethnic data reported to HUD through the COC for the Balance of State area (excludes Salt Lake and Provo Metro areas) during the PIT indicated three largest minority groups that experience homelessness were Hispanic (11%), Black (5%), and American Indian (3%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The only shelters in the region are those that shelter victims of domestic violence. As such, those counted on the PIT would have been sheltered at one of those facilities. The most recent published PIT for the region (Box Elder, Rich, and Cache Counties) identified 52 homeless persons. Of those, only 2 were unsheltered, and none were children. Of the 50 sheltered persons, 41 belonged to households with at least one adult and minor. None were children only.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the needs assessment of non-homeless populations in Logan.

Describe the characteristics of special needs populations in your community:

Veterans

Based on the ACS 2016, 1,214 veterans account for approximately 2.5% of Logan's population. Men make up 96.8% and women 3.2% of these veterans. There are 568 veterans, or 46.8% of Logan's veteran population, who are 65 and older. Also, 375 veterans in Logan were reported as having some form of disability, which amounts to 7.7% of the city's disabled population also being veterans. Of the 646 working aged veterans (18 to 65 years old), the unemployment rate is comparable to the overall unemployment rate. There were approximately 153 veterans living below the poverty level, which represents approximately 12.9% of Logan's veteran population. This rate of poverty is lower than the general population in Logan. The median income of a veteran is \$37,385 compared to the city's median household income of \$36,256 which suggests that veterans do not have any more, or less, ability to afford a median housing unit than the general population.

Elderly

In 2010, there were approximately 3,373 residents over the age of 65, representing approximately 6.8% of Logan's population. Many of the elderly who own their homes are living on fixed incomes, and their housing affordability is affected by property values, maintenance, and utility costs. For seniors that do not own their homes, obtaining affordable housing becomes even more difficult. Many elderly citizens can no longer remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for affordable senior rental housing opportunities will increase.

There are currently 175 units of affordable housing for seniors within Logan. There are also a number of programs available to assist low income senior citizens and help them remain in their homes including property tax deferred payment programs, home rehabilitation and weatherization programs, and utility assistance programs.

Disability

Disability is also discussed in the NA-05 section of this plan. There is a deficit of accessible housing in the area, and wait lists are typically long for accessible and affordable units. As the city continues to grow, the need for specialized housing will likely continue to increase. The city

should consider partnering with home builders to increase the number of residential units specifically designed for the disabled members of our community as well as evaluate and monitor current zoning regulations to ensure that there are minimal regulatory barriers to constructing this type of housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing needs were determined through engagement with community members and service providers for special needs populations identified in Logan.

There are currently 175 units of affordable housing for seniors within Logan. There are also a number of programs available to assist low income senior citizens and help them remain in their homes including property tax deferred payment programs, home rehabilitation and weatherization programs, and utility assistance programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to HIV Care Continuum report, the Bear River region has an estimated 72 individuals with HIV of which 69% have received care. The majority of HIV-positive individuals in Utah are male and between 50-59 years of age. The male HIV population in Utah is 68% White non-Hispanic, followed by Hispanic (20%), and Black (7%).

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The HUD goals that particularly address non-housing community development needs are to create a suitable living environment and expand economic opportunities. These goals enable neighborhood improvement with regard to safety and livability, increased frequency and access to quality public and private facilities and services, reduced isolation of income groups within the community, and revitalization of aging neighborhoods. Overall, these goals help to create neighborhoods of opportunity throughout Logan.

Public facilities, owned by Logan City or by nonprofits, are vital to the fulfillment of these goals. These facilities enable the community to gather, recreate, learn, and develop together. Logan's CDBG program has made significant investment in these spaces over the last five years, including literacy and education centers, community spaces for persons with disabilities, theatre spaces, and child support and care centers. Continued investment in these spaces will further the goal of access to great communities and neighborhoods for residents of Logan.

The Community Needs Survey indicated general public support for CDBG investment in public facilities, with the greatest needs being parks and youth centers. CDBG ConPlan Workshop comment included support for community recreation space, community centers/club houses in neighborhoods, and an indoor pool. Interviews with stakeholders showed general support for supporting public facilities operated by non-profits.

How were these needs determined?

Public facility needs are determined through neighborhood planning, city department long-range planning, and CDBG outreach.

Neighborhood planning

Logan's General Plan calls for the creation of neighborhood specific plans that identify the values and goals for each neighborhood in Logan. As part of this planning process, residents provide input on improvements, including facility improvements, that they would like to see in their neighborhoods.

City Department Planning

As part of determining capital investment for the various departments at Logan City, the departments must undergo long-range planning that identify community needs. These long-range plans incorporate finding of neighborhood plans and lay-out community investments. CDBG works with the various departments in identifying CDBG eligible projects that will benefit LMI residents.

CDBG Outreach

Through the ConPlan planning process, residents of Logan, community leaders, and service providers were engaged to provide input on potential CDBG investment. This engagement included a public facility needs assessment. A summary of ConPlan outreach is contained in the appendix.

Describe the jurisdiction's need for Public Improvements:

In addition to public facilities, public improvements, particularly infrastructure improvements, are vital to creating neighborhoods of opportunity for all residents of Logan. Sidewalks, curb cuts, trails, transit, and streets improvements link the residents to all of the assets in their neighborhoods. Investment in this network will improve community cohesion, demonstrate vital public investment, and improve access for persons with disability to their community. Overall, the need for investment in infrastructure is vast. There are hundreds of miles of

missing sidewalk and hundreds of inaccessible corners, bus stops, and other public areas. Logan's priority is to invest in neighborhood connectivity.

The Community Needs Survey indicated high public support for CDBG investment in public improvements, particularly public infrastructure, with the greatest needs being street improvements and utility improvements. CDBG ConPlan Workshop comment included high support for public infrastructure investment, and identified several pedestrian safety improvement projects and areas.

How were these needs determined?

In addition to the planning processes described for public facilities, a public improvements assessment was made regarding remediating neighborhood mobility barriers for persons with disabilities. This plan, called the Logan City CDBG Access and Mobility Plan, identifies neighborhood centric improvements for streets, parks, transit, and snow removal that will increase access for all residents of Logan. This plan was developed through extensive outreach with the disability community, field work, and mapping analysis. The plan is available for view on Logan City's CDBG website.

Describe the jurisdiction's need for Public Services:

Public services are vital to lifting residents and helping them achieve their personal goals. Logan relies on an extensive network of partners to further its goals regarding affordable housing, fair housing, education, community development, crisis care, disability services, homelessness, and a myriad of other services. These providers are vital to LMI residents of Logan who utilize their service.

The Community Needs Survey indicated public support for CDBG investment in public services, and identified several services as having a high need in the community, including services for youth, crisis care, education, and services for persons with disabilities. Interviews with stakeholders showed high support for supporting public services.

How were these needs determined?

All previously mentioned planning efforts contributed to the public services needs assessment. Most importantly, the CDBG ConPlan outreach surveyed community needs and discussed service needs and gaps with providers and agencies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Logan by analyzing housing indicators. This study will analyze trends in structure, age, price, and tenure. This study will also examine the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of Logan’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within Logan, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing. Many of these points were also addressed in the Needs Analysis section.

Table 24: Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	7,672	46%
1-unit, attached structure	1,332	8%
2-4 units	4,596	27%
5-19 units	2,026	12%
20 or more units	782	5%
Mobile Home, boat, RV, van, etc	361	2%
Total	16,769	100%

Data Source: 2009-2013 ACS

Residential Units

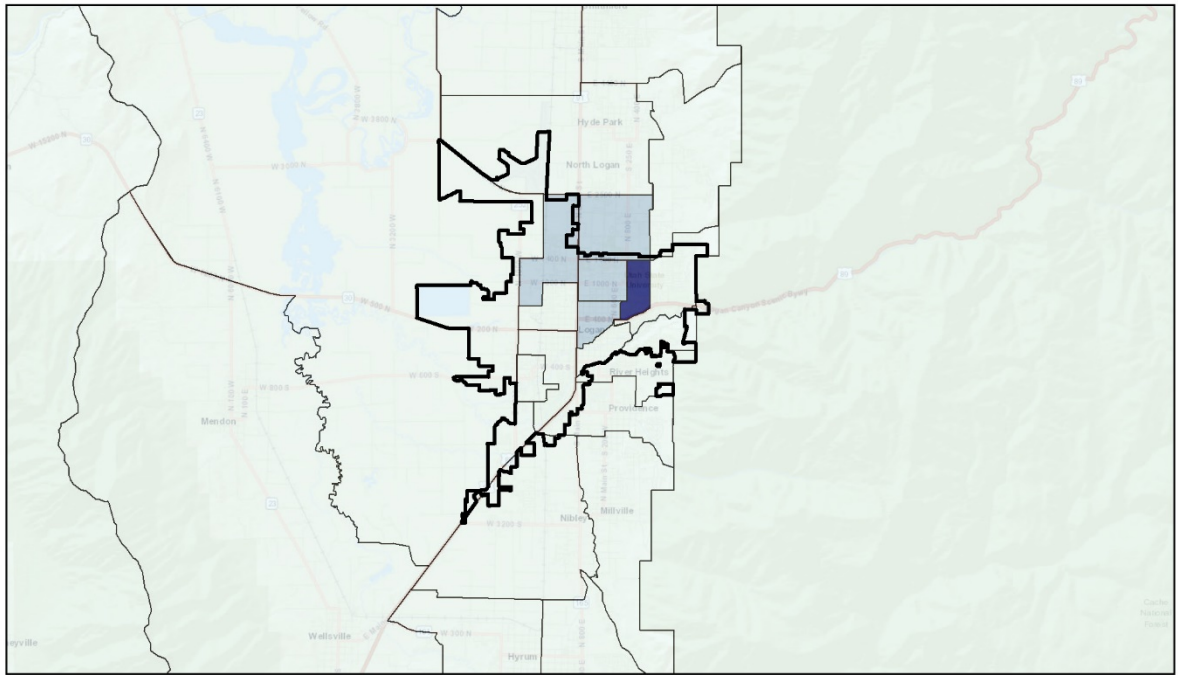
Table 25 breaks down Logan’s housing stock by the number of units in each structure and by structure type. Single-unit detached homes are most common (46%), but do not make up the majority of housing in Logan.

Multifamily Units

2-4 unit multifamily structures make up over a quarter of the available units in Logan. This structure type is common throughout Logan as it was permitted in most zones until 1990. While structures with 5 or more units are less common, these structures are prominent around campus and in northwest

Map 20 - % of Structures with 5-19 Units (CPD Maps)

% of Structures with 5-19 Units -



October 24, 2018

Override 1

StructuresWith5to19Units

B25024_5TO19_PCT

<10%

10-20%

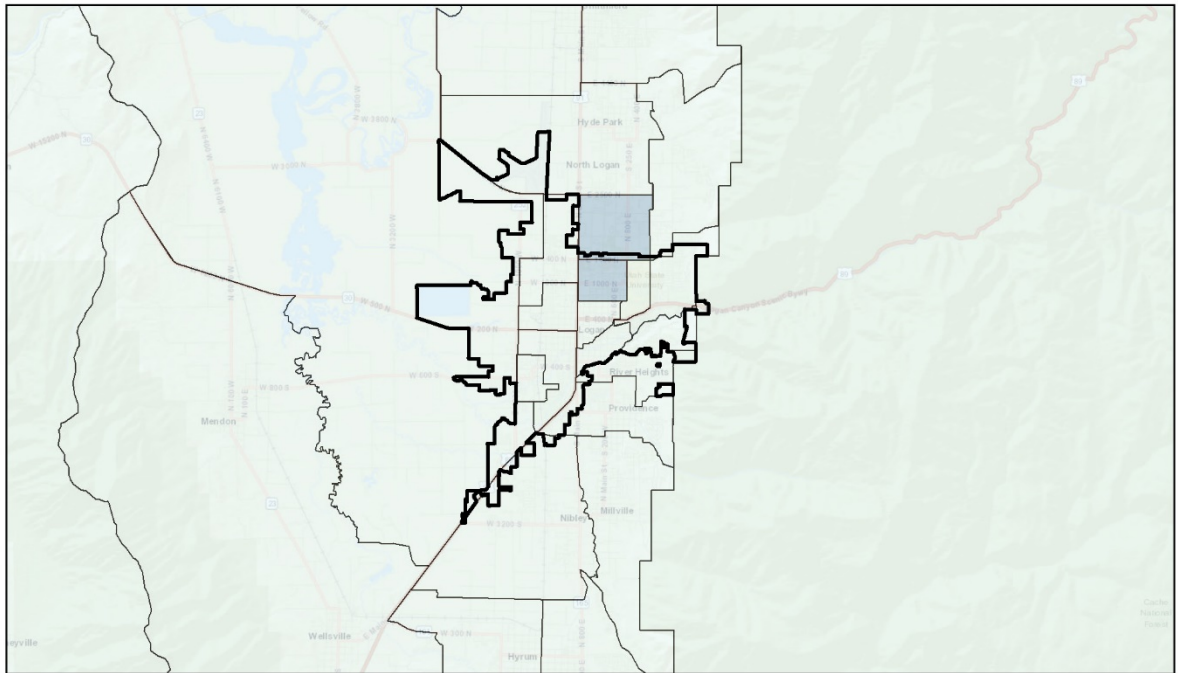
>40%

1:195,937
0 1.5 3 6 mi
0 2.5 5 10 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Map 21 - % of Structures with 20 or More Units (CPD Maps)

% of Structures with 20 or More Units -



October 24, 2018

Override 1 StructuresWith20orMoreUnits 10-20%
B25024_20PLUS_PCT
 <10%

1:195,937
 0 1.5 3 6 mi
 0 2.5 5 10 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Table 25: Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	68	1%
1 bedroom	87	1%	1,102	12%
2 bedrooms	995	15%	4,541	49%
3 or more bedrooms	5,498	84%	3,644	39%
Total	6,580	100%	9,355	101%

Data Source: 2009-2013 ACS

Unit Size

Table 25 shows that most owner-occupied structures in Logan have 3 or more bedrooms (84%). Among renters, there is a greater variety of unit sizes available.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are several multi-family housing complexes that offer affordable housing through rental assistance programs and/or tax credit programs such as the Low-Income Housing Tax Credit (LIHTC) program. The following Table lists affordable housing options available in Logan. All of the properties listed have units that are accessible to people with disabilities. The properties identified with an asterisk (*) are only available for seniors or people with disabilities.

Table 26: Units Assisted with Federal, State, and Local Programs

Apartment Name	LIHTC Units	Moderate Income Units	Aggregate AMI	LIHTC AwardYear	State Tax Credits
Aspen Court Apartments	71		37.8%	2004	
Borden Lofts	45		58.3%	2016	
CAPSA Family Shelter		8			
Carl Inoway Senior*		41			
Hanbury Manor Apartments	93		45.3%	2000	X
Logan Pointe Apartments	93		53.0%	1998	X
River Park Senior I*	22	22	43.0%	2007	X

River Park Senior II*	18	18	41.6%	2008	X
Riverwalk Apartments	88		53.4%	1994	X
Spring Hollow Apartments	50	50	33.8%	2007	
Springs at Logan River I	60	60	38.2%	2007	
Springs at Logan River II	64	64	35.8%	2007	
Springs at Logan River III	56	56	34.6%	2009	
Springs at Logan River IV	34		44.2%	2012	
The Springs	64	64	36.6%	2006	
Willowood Apartments	41	41	38.5%	2007	

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No Public Housing or Section 8 units are expected to be lost in the next five years. Those individuals or families whose vouchers expire or are terminated would be replaced by those on the waiting list.

Does the availability of housing units meet the needs of the population?

Logan City's Moderate Housing Plan (MIHP) indicates that Logan City has adequate housing available for both moderate and low-income households in Logan, but lacks available affordable units for extremely low-income residents (ELI). In the rental market, this equates to a deficit of 1,135 of affordable units for ELI households (MIHP). Addressing this deficiency will require both public and private investment in affordable housing.

In addition to the lack of available units for ELI households, general housing affordability will continue to be an issue. The MIHP outlines a regional approach to this issue by incentivizing diverse housing types throughout the community and region.

Describe the need for specific types of housing:

More affordable, smaller homes are needed to address lack of affordable housing in the area. In the rental market, Logan has a diverse mix of options, but pressure from student housing and seasonal rentals make the market tight for ELI households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section examines the cost of housing for both homeowners and renters within Logan. The study addresses home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of Logan.

Table 28 looks at median home prices and rents for 2000 and 2013. Despite the national downturn and prolonged recession, housing costs have increased in Logan with home prices increasing by 44% and rents increasing by 21% since the 2000 Census. The median home value of \$165,900 is consistent with the most recent ACS 2016 data that estimates a median home value of \$164,000.

Table 29 examines the ranges of rental costs. The majority of renters in Logan pay between \$500-\$999 for rent. This is consistent with ACS 2016 numbers that place the median gross rent for Logan at \$668.

Table 27: Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	115,300	165,900	44%
Median Contract Rent	436	527	21%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Table 28: Rent Paid

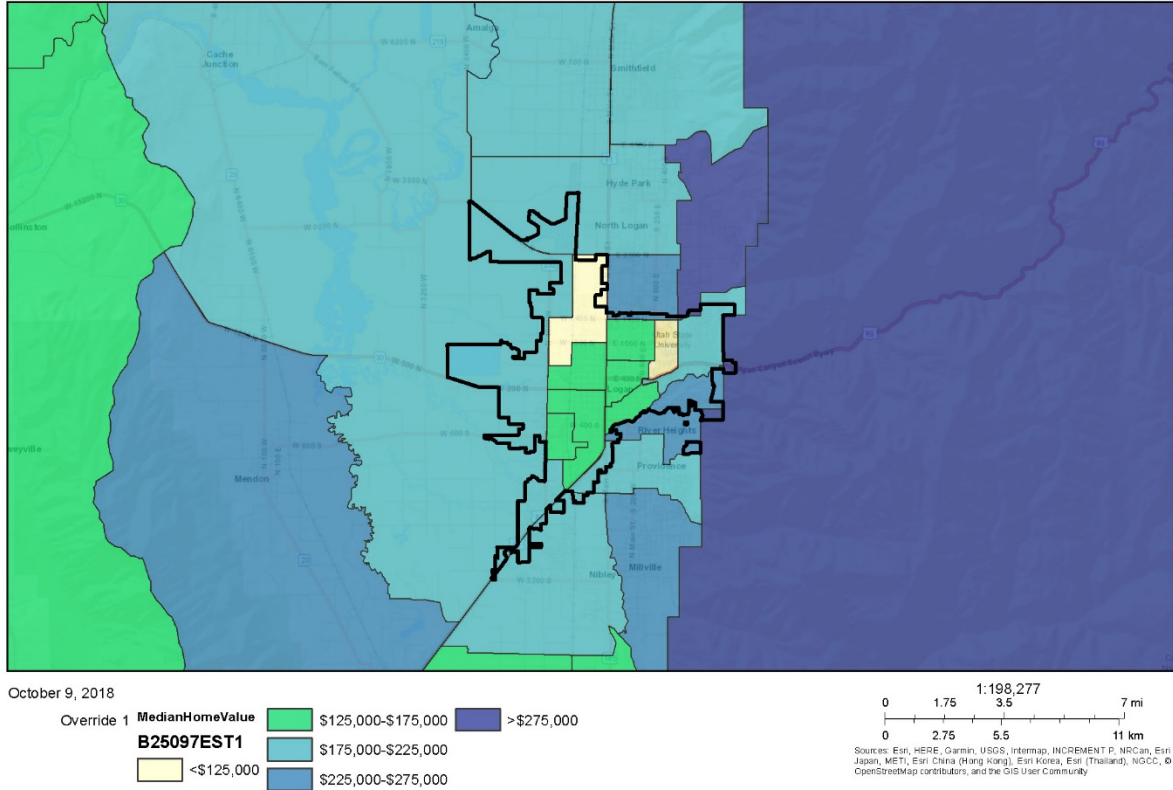
Rent Paid	Number	%
Less than \$500	3,858	41.2%
\$500-999	5,137	54.9%
\$1,000-1,499	262	2.8%
\$1,500-1,999	68	0.7%
\$2,000 or more	30	0.3%
Total	9,355	100.0%

Data Source: 2009-2013 ACS

This map shows that generally home values are lower in Logan than the surrounding communities, and that the core of Logan has relatively moderate priced homes, while higher priced homes are located along the east bench.

Map 22 - Median Home Value (CPD Maps)

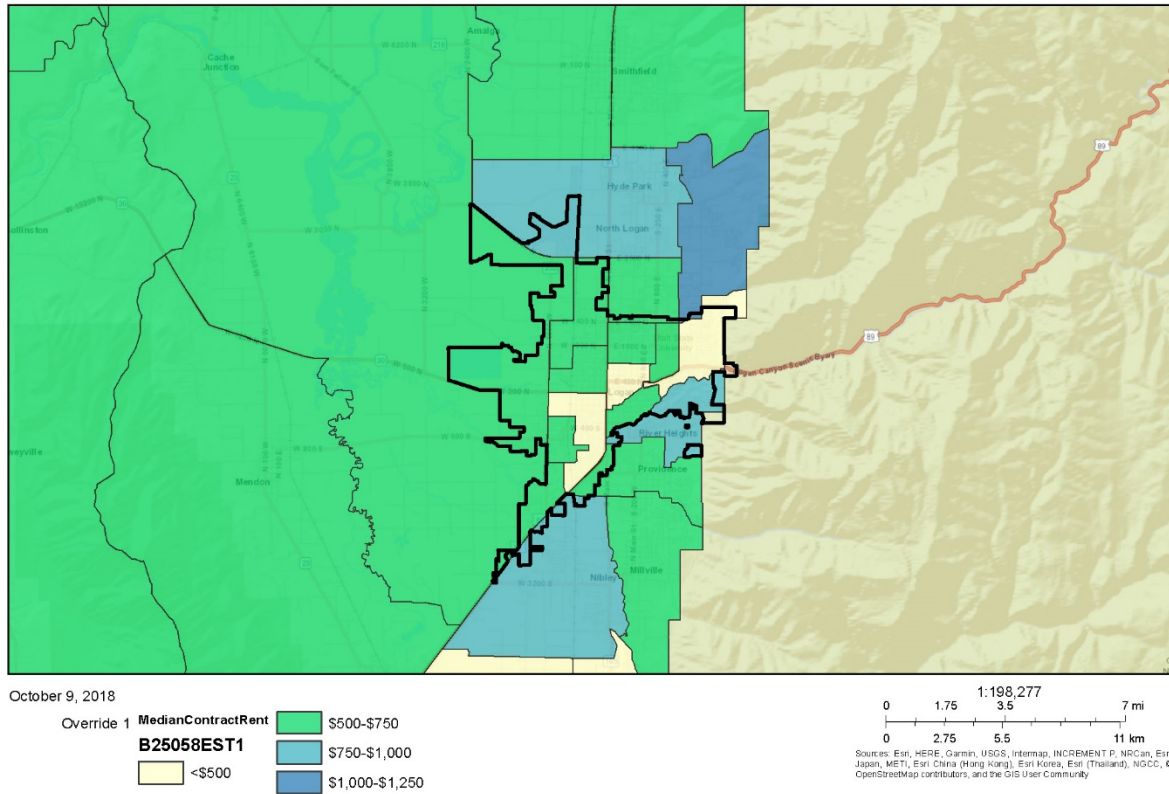
CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



This map shows that rent costs in Logan are similar or lower than the surrounding communities. The lowest rents are near the university and southwest Logan.

Map 23 - Median Rent (CPD Maps)

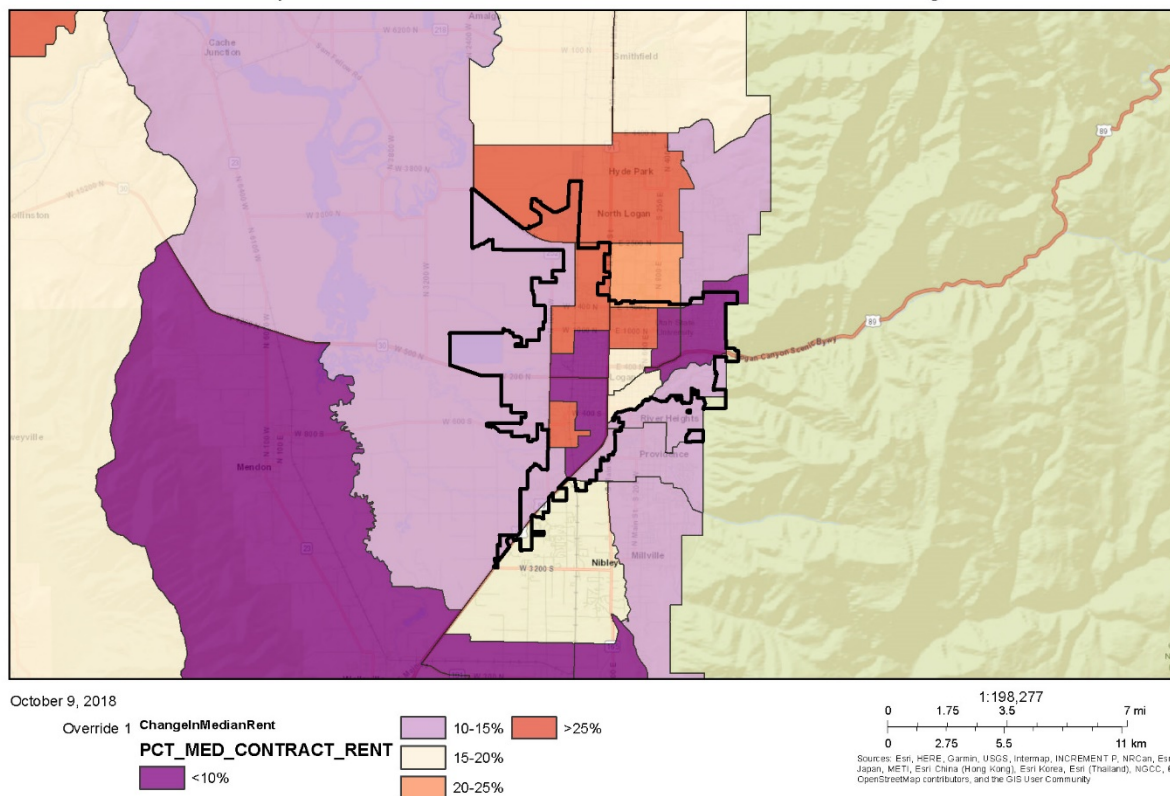
CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



This map shows the change in median rent that occurred between the last two census years. The rent increases are sporadic, with low increases adjacent to higher increases. The largest increase occurred in northern areas of Logan and one tract in west Logan.

Map 24 - Change in Median Rent – 2000 to 2010 (CPD Maps)

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



This map shows the change in median home values that occurred between the last two census years. The increase was relatively consistent throughout Logan. The percent of change average between 20%-40%. This is lower than the CHAS and ACS data, as the impacts of the recession were a greater influence in 2010.

Map 25 - Change in Median Home Values – 2000 to 2010 (CPD Maps)

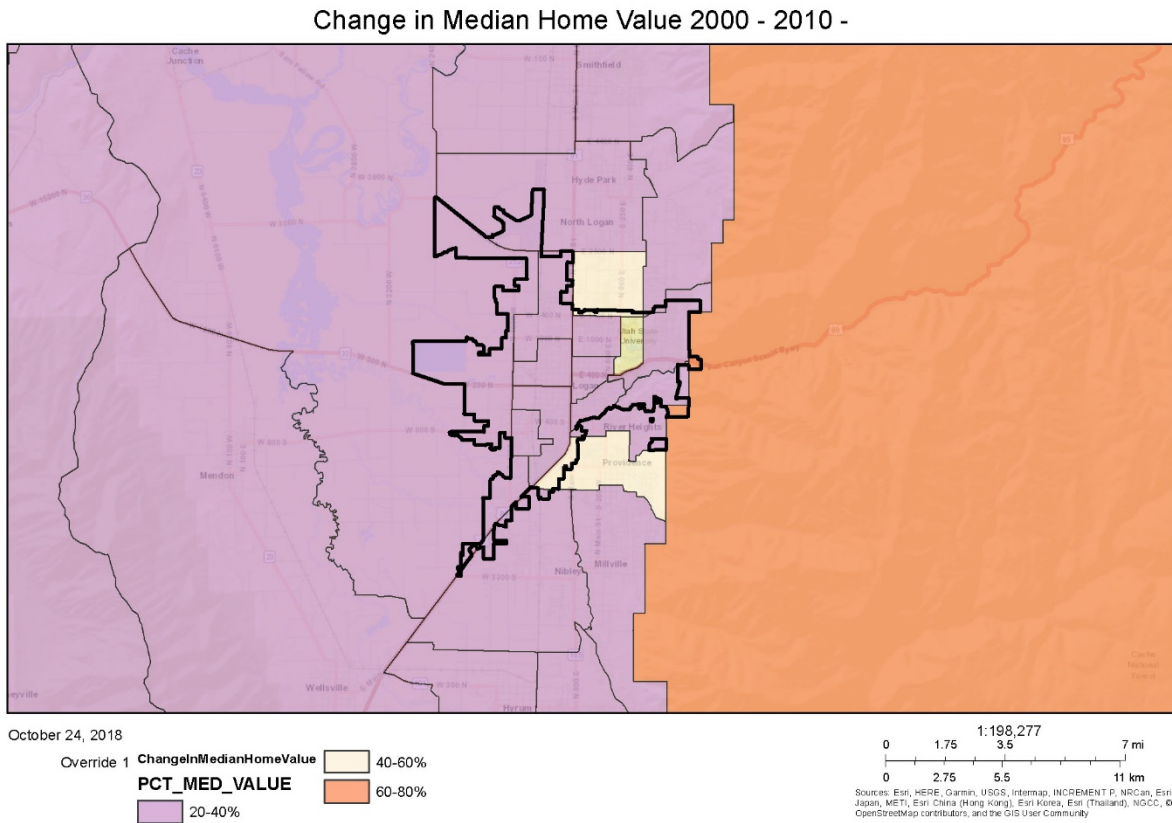


Table 29: Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	360	No Data
50% HAMFI	2,440	140
80% HAMFI	6,220	1,420
100% HAMFI	No Data	2,605
Total	9,020	4,165

Data Source: 2009-2013 CHAS

Housing Affordability

Table 30 shows the estimated number of affordable units available to various income groups based on HUD Areas Median Family Income (HAMFI). As stated previously, most concerning is the lack of units that are affordable to the 30% of HAMFI group. The distribution and needs of these affordable units are discussed in the Needs Assessment section.

Is there sufficient housing for households at all income levels?

While addressed earlier in this plan, but worth restating here, this study and Logan City's Moderate Housing Plan (MIHP) indicate that Logan City has adequate housing available for both moderate and low-income households in Logan, but lacks available affordable units for extremely low-income residents. In the rental market, this equates to a deficit of 1,135 of affordable units for ELI households (MIHP). Addressing this deficiency will require both public and private investment in affordable housing.

In addition to the lack of available units for ELI households, general housing affordability will continue to be an issue. The MIHP outlines a regional approach to this issue by incentivizing diverse housing types throughout the community and region.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability and housing cost burden are likely to continue to increase as long as home values continues to rise.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Logan's housing portfolio is a mix of older and newer housing with a significant portion of the city's core being built prior to 1950. The city employs two code enforcement officers whose role is to enforce city ordinances, thereby bringing properties in violation into compliance. Logan incentivizes housing rehabilitation and neighborhood investment through two rehabilitation grants that are available to LMI residents.

Definitions

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Table 30: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,720	26%	4,139	44%
With two selected Conditions	56	1%	378	4%
With three selected Conditions	0	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,804	73%	4,821	52%
Total	6,580	100%	9,355	100%

Data Source: 2009-2013 ACS

Table 31: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,249	19%	1,768	19%
1980-1999	1,735	26%	2,989	32%
1950-1979	2,179	33%	3,452	37%
Before 1950	1,417	22%	1,146	12%
Total	6,580	100%	9,355	100%

Data Source: 2009-2013 CHAS

Table 32: Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,596	55%	4,598	49%
Housing Units build before 1980 with children present	2,390	36%	840	9%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

Based on the cost burden data from the Needs Assessment section and the housing conditions data in Table 31, of the 4,534 rentals with a reported housing problem, 85% are related to cost burden, and of the owner-occupied homes, 80% are related to cost burden. Overall, the need for rehabilitation is greater for owner-occupied units. This is likely due to deferred maintenance of owner occupied homes, especially in regard to the older homes in the core of Logan. Both of Logan's housing rehabilitation programs target owner-occupied homes. The newest program, the Neighborhood Reinvestment Grant, specifically targets homes built before 1970, as they are likely to have the greatest needs and are a substantial portion of Logan's housing stock.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with Lead Based Paint (LBP) Hazards

LBP hazards were estimated through consultation with BRAG and are based on year built:

Pre 1940: 70% or 3,465 homes – While the extent of lead paint varies, in 45% of these cases the paint is found significantly on the inside of the property with the majority having paint found on door jams and in proximity to windows.

1940 – 1960: 40% or 1,980 homes - The paint is primarily found on interior and exterior door jams and window sills and trim

1960 – 1978: 3% or 148 homes - The paint is primarily found on exterior door jams.

While these are approximate numbers, they reflect the reality of lead in homes, as the numbers and findings are based on testing in thousands of homes in Logan. The housing that is likely to have lead paint present is also likely to house LMI residents, as most of the older homes are more affordable to purchase or are rentals. Logan City's Housing Rehabilitation program can be used to address life and safety concerns, including lead hazard abatement.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The local housing authority does not currently own any public housing in Logan City and has no immediate plans to develop any. The housing authority provides housing assistance to low income residents through the management of the area's Housing Choice Voucher Program - Section 8.

Table 33: Totals Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				491			0	0	676
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

In addition to the Section 8 Voucher Program administered through BRAG, there are several multi-family housing complexes that offer affordable housing through rental assistance programs and/or tax credit programs such as the Low-Income Housing Tax Credit (LIHTC) program. The following Table lists affordable housing options available in Logan. All of the properties listed have units that are accessible to people with disabilities. The properties identified with an asterisk (*) are only available for seniors or people with disabilities.

Table 34: Affordable Housing Options

Apartment Name	LIHTC Units	Moderate Income Units	Aggregate AMI	LIHTC Award Year	State Tax Credits
Aspen Court Apartments	71		37.8%	2004	
Borden Lofts	45		58.3%	2016	
CAPSA Family Shelter		8			
Carl Inoway Senior*		41			
Hanbury Manor Apartments	93		45.3%	2000	X
Logan Pointe Apartments	93		53.0%	1998	X
River Park Senior I*	22	22	43.0%	2007	X
River Park Senior II*	18	18	41.6%	2008	X
Riverwalk Apartments	88		53.4%	1994	X
Spring Hollow Apartments	50	50	33.8%	2007	
Springs at Logan River I	60	60	38.2%	2007	
Springs at Logan River II	64	64	35.8%	2007	
Springs at Logan River III	56	56	34.6%	2009	
Springs at Logan River IV	34		44.2%	2012	
The Springs	64	64	36.6%	2006	
Willowood Apartments	41	41	38.5%	2007	

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the Jurisdiction.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the Jurisdiction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority monitors housing quality for program participants through initial and annual inspections. Inspections can also be requested by the tenants.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following provide services that benefit homeless persons:

Bear River Mental Health

Bear River Mental Health serves individuals, regardless of age or ability to pay, who are experiencing a mental health crisis; including suicide ideation, panic attacks, un-controllable behavior, or situations involving a threat to self or others. Under-insured or uninsured children, youth, and their families, individuals involved in the legal system, and all Medicaid eligible individuals, may qualify for service.

Intermountain Healthcare Community Health Clinic

Intermountain Community Health works with community non-profit agencies, government entities, and healthcare providers to improve the health of the uninsured and underserved, and the department oversees Community Health Needs Assessment efforts for Intermountain-owned hospitals.

Utah Work Force Services

The department has facilities in Logan and provides services addressing poverty, homelessness, affordable housing, supporting refugees, helping rural communities, serving veterans and individuals with disabilities, and getting residents trained and back to work.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

BRAG Continuum of Care Program

The Continuum of Care Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

CAPSA

CAPSA is a non-profit domestic violence, sexual abuse, and rape recovery center serving Cache County and the Bear Lake area. It provides support services for women, men, and children impacted by abuse. CAPSA provides a safe place for people who have experienced domestic violence, rape and/or sexual assault. While in shelter, individuals meet with a caseworker to create an action and safety plan to be able to increase their safety and to better take care of themselves and their families when they leave the CAPSA shelter. These plans are based on the goals and needs of each individual and their children.

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly

In 2010, there were approximately 3,373 residents over the age of 65, representing approximately 6.8% of Logan's population. Many of the elderly who own their homes are living on fixed incomes, and their housing affordability is affected by property values, maintenance,

and utility costs. For seniors that do not own their homes, obtaining affordable housing becomes even more difficult. Many elderly citizens can no longer remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for affordable senior rental housing opportunities will increase.

There are currently 175 units of affordable housing for seniors within Logan in the following developments: Carl Inoway, River Park, and Spring Hollow. This number has remained consistent since the 2010 Housing Plan. There are also a number of programs available to assist low income senior citizens and help them remain in their homes including property tax deferred payment programs, home rehabilitation and weatherization programs, and utility assistance programs.

Persons with Disabilities

Logan City's Analysis Impediments to Fair Housing, 2016 (AI) found that 2/3 of housing choice voucher participants have a member with a disability. The AI also found that, anecdotally, social workers who help persons with disabilities find housing described long waiting lists for apartments that have accessible units.

Housing affordability is a concern for persons with disabilities. Despite an increase over the 2009-2013 ACS estimate of \$11,042, the median income of \$12,175 per year for an individual with a disability was only 69% of Logan City's 2016 median per capita income. At this rate, people with a disability earned a gross income of \$1,015 per month. According to 2016 ACS estimates, the median gross rent in the city is \$668 per month. This means that a single income householder with a disability would be unable to afford the median rent in Logan City.

Overall, investments in accessible and affordable housing are at the nexus of needs for persons with disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Bear River Mental Health

Bear River Mental Health serves individuals, regardless of age or ability to pay, who are experiencing a mental health crisis; including suicide ideation, panic attacks, un-controllable behavior, or situations involving a threat to self or others. Under-insured or uninsured children, youth, and their families, individuals involved in the legal system, and all Medicaid eligible individuals, may qualify for service.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the special needs population who are not homeless Logan City continues to support and coordinate with service providers in our community, including the Housing authority, mental health services, persons with disability services, and educational services. Continued outreach with special needs residents and stakeholder groups will ensure that Logan City continues to be aware of issues in the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Logan is the most housing affordable city in the region. While Logan has zoning that permits a variety of housing types at a variety of densities, many of the neighboring communities do not. In order to keep Logan both affordable and a desirable place to live, several programs have been promoted to incentivize investment in the community. These programs, which are primarily funded through RDA, include down payment assistance and housing rehabilitation.

While Logan is more affordable than other communities in the region, there are negative effects of public policy on affordable housing. While, generally, Logan's zoning ordinance allows for a variety of housing, the area immediately surrounding Logan's Cache Valley Transit District transit center is zoned for single family residential and for business, hampering the ability to build a multi-unit transit-oriented development. There are a lot of lower priced dwelling units in the immediate area, but most are not ADA accessible in their current state.

Generally, Logan's most vocal residents are against multi-family housing in the neighborhoods. This results in large concentrations of multi-family dwellings while other parts of the city are zoned for single family. The result is having some neighborhoods that do not offer a mix of housing types or a mix of incomes.

There are no grants or incentives immediately available for bringing down the cost of a single family in-fill development in Logan's neighborhoods, pushing people and developers to take advantage of such programs in neighborhoods outside of Logan where grant funding is available to build new housing.

There are no grants or incentives for rental housing rehabilitation. This may have the impact of creating more suitable affordable housing.

The City charges landlords a fee for a landlord license, as well as the cost of on-street winter parking passes. Particularly in the case of the landlord license, Logan's fees are very low compared to other cities. However, these fees ultimately increase the cost of housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Table 35: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	195	60	1	0	-1
Arts, Entertainment, Accommodations	2,064	2,581	12	11	-1
Construction	949	925	6	4	-2
Education and Health Care Services	2,354	3,870	14	17	3
Finance, Insurance, and Real Estate	762	822	5	4	-1
Information	318	387	2	2	0
Manufacturing	3,918	6,883	23	30	7
Other Services	409	490	2	2	0
Professional, Scientific, Management Services	1,490	2,199	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	2,295	2,752	14	12	-2
Transportation and Warehousing	444	248	3	1	-2
Wholesale Trade	444	566	3	2	0
Total	15,642	21,783	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Table 36: Labor Force

Total Population in the Civilian Labor Force	26,658
Civilian Employed Population 16 years and over	24,284
Unemployment Rate	8.91
Unemployment Rate for Ages 16-24	33.43
Unemployment Rate for Ages 25-65	4.22

Data Source: 2009-2013 ACS

Table 37: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	5,604
Farming, fisheries and forestry occupations	1,493
Service	2,581
Sales and office	6,542
Construction, extraction, maintenance and repair	1,398
Production, transportation and material moving	1,431

Data Source: 2009-2013 ACS

Table 38: Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,087	91%
30-59 Minutes	1,440	6%
60 or More Minutes	747	3%
Total	23,274	100%

Data Source: 2009-2013 ACS

**Table 39: Educational Attainment by Employment Status
(Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,053	149	421
High school graduate (includes equivalency)	2,174	114	864
Some college or Associate's degree	4,562	233	1,502
Bachelor's degree or higher	5,904	283	1,193

Data Source: 2009-2013 ACS

Table 40: Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	12	139	226	432	180
9th to 12th grade, no diploma	405	428	206	192	267

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,164	1,295	817	1,040	623
Some college, no degree	9,749	2,881	896	1,225	646
Associate's degree	1,509	720	203	372	94
Bachelor's degree	1,101	3,006	814	1,372	626
Graduate or professional degree	196	821	455	930	716

Data Source: 2009-2013 ACS

Table 41: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,194
High school graduate (includes equivalency)	23,354
Some college or Associate's degree	21,884
Bachelor's degree	30,109
Graduate or professional degree	41,952

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on Table 45, the major employment sectors in Logan are manufacturing (23%); retail (14%); education and health care (14%); and arts, entertainment, and accommodation (12%). As the economic center of the region, Logan has a diverse mix of employment opportunities. The largest employer in the area is USU.

Describe the workforce and infrastructure needs of the business community:

There are a variety of workforce training opportunities within the community. Higher education and trade education opportunities include USU, Bridgerland Technical College, and Steven Henager College. There are also literacy, ESL, and job training programs for persons with disabilities available. Logan City is committed to supporting programs that improve educational opportunities for low and moderate-income residents in our community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Two Opportunity Zones have been designated in Logan. These are tax incentive areas regulated by the US Treasury Department to stimulate economic development and job creation. These zones are located along south Main Street in the Wilson neighborhood, and along north Main Street in the Bridger neighborhood. These zones will help to create job opportunities in Logan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

43% of Logan's workforce have a Bachelor's degree or higher, and over 75% have at least some college. This highly educated workforce is likely due to USU's impact on the community as both the largest employer and the community's higher education foundation. In addition to USU, Bridgerland Technology College provides a variety of educational opportunities to residents. With the high level of education and Logan being the economic center of the region, Logan's unemployment rate is low. The current ACS 2016 unemployment rate is 3.5%, while the rate in Table 37 of 8.91% is based on the 2013 ACS.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

With a low unemployment rate and excellent job training resources available in the community, economic development is not an area of priority for CDBG investment during this ConPlan cycle. However, CDBG plans to continue its support for educational programs that primarily benefit low and moderate income and ESL residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the Jurisdiction as a whole.

For moderate and low income residents, there are no concentrations of housing problems. For extremely low income households there are census tracts that exceed 90% of households with a housing problem, this is unlikely to constitute a concentration as 87% of extremely low income households experience at a housing problem.

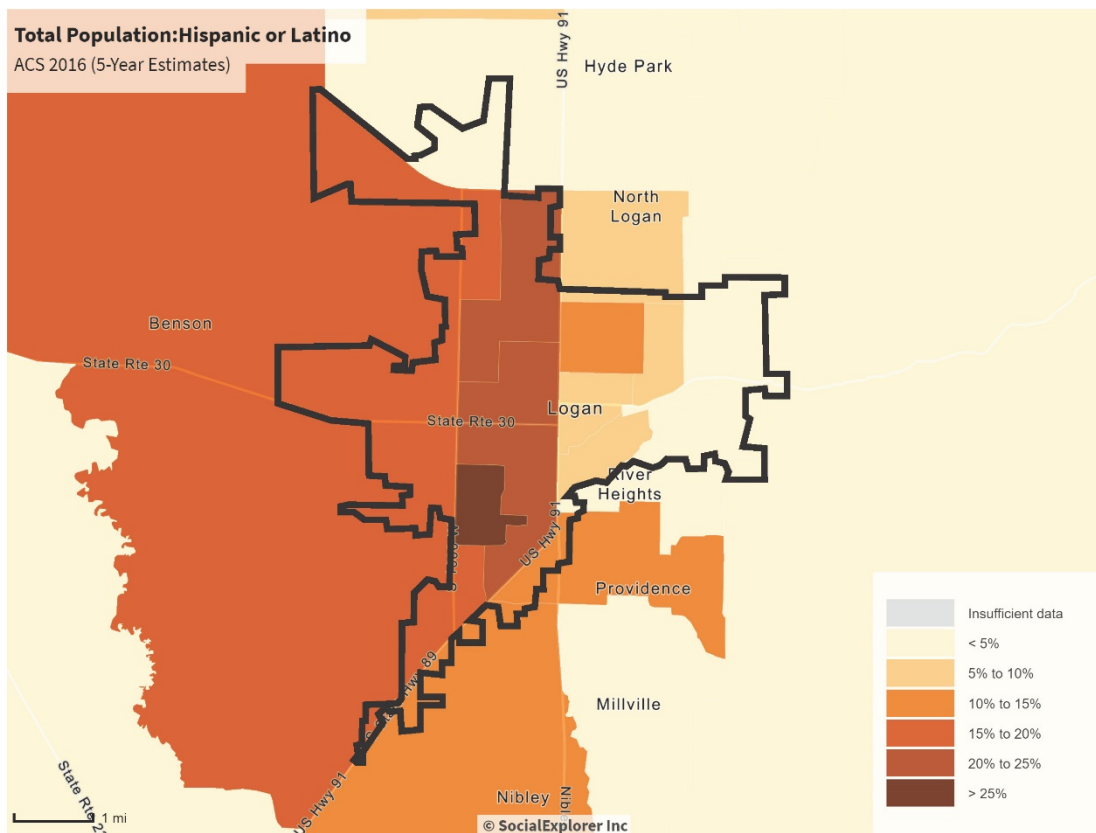
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration is defined as the existence of ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the City as a whole.

Racial/ethnic concentrated areas of poverty (R/ECAP) are census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

Map 26 – Hispanic or Latino Populations (ACS 2016)

Based on the ACS 2016, only one census tract on the west side of Logan has a Hispanic or Latino population 10% higher than the City as a whole. However, this tract does not qualify as an R/ECAP.



What are the characteristics of the market in these areas/neighborhoods?

This census tract has high home ownership and is a mix of single and multifamily housing. This area primarily developed after 1970. The single-family home stock is generally smaller to

medium sized homes on similar sized lots. The multifamily housing stock is primarily duplex and fourplex development.

Are there any community assets in these areas/neighborhoods?

This census tract has several community assets including neighborhood and regional park facilities, an elementary school, and access to trails. The tract is surrounded by job centers and has easy access to the commercial areas.

Are there other strategic opportunities in any of these areas?

The areas on the west side of Logan, which have higher Hispanic or Latino populations, are adjacent to the areas with the highest growth in the city. This growth will continue to help bring additional community resources to the area.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The community planning and development strategies in this section are intended to help guide decision making and to assure that the Logan's resources are coordinated in the best possible manner. The city-wide goal of community planning and development programs is to develop viable communities by providing a suitable living environment, decent housing, and community resources for low- and moderate-income individuals. Resources are also utilized where other funds are not available or to expand other funding priorities, especially in regard to special needs populations and older neighborhoods. The City allocates its federal housing and community development funds to those areas of the City that qualify for CDBG funds on the basis of income. The basis for assigning priorities to needs is discussed in further detail below. In general, needs of low-income households are higher than those of moderate income households. As is the case in virtually all communities, local needs are much greater than available resources. The greatest obstacle to meeting unmet needs and underserved populations is lack of available funding.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG allocations are not limited to specific geographic areas of Logan, but must serve low and moderate-income residents. The city makes allocations based on the level of benefit and overall impact of the project for LMI residents of Logan. Importantly, Logan prioritizes projects to make a neighborhood impact, and strives to invest in all eligible neighborhoods.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Narrative

Logan City has developed the Strategic Plan based on an analysis of the data contained in the Community Needs Assessment and Housing Market Analysis; and through community workshops, surveys, and service provider interviews. Through these efforts, the City has identified four priority needs and related goals. The priority needs are:

- Provide for a suitable living environment
- Improve the capacity of community service providers
- Improve affordable housing options
- Invest in CDBG planning and administration

To address these needs, the following goals have been identified:

- Invest in neighborhood infrastructure in low and moderate-income areas
- Invest in remediation of access and mobility barriers in all neighborhoods
- Provide housing rehabilitation assistance to low and moderate-income residents
- Provide down payment assistance to low and moderate-income residents
- Invest in public facility improvement that serve low and moderate-income residents
- Invest in capacity and programmatic improvements for service providers that primarily serve low and extremely low-income residents, particularly those residents at risk of experiencing homelessness
- Invest in neighborhood and strategic planning to help identify needs within the community

It is estimated that the Logan City CDBG program will receive \$2,250,000 in funding over the next five years. As CDBG funding is limited, Logan City has prioritized the investment of local funding towards these goals. In particular, the city heavily invests Redevelopment Agency (RDA) funding in housing rehabilitation and down payment assistance. Until RDA funding is no longer available or funding priorities change, CDBG funding will not be used to address that need and goal. Instead CDBG funding will be invested in the following areas:

Provide a Suitable Living Environment (50% of all CDBG funding over 5-years)

40% - Invest in neighborhood infrastructure in low and moderate-income areas.

10% - Invest in remediation of access and mobility barriers in all neighborhoods.

Improve the capacity of community service providers (30% of all CDBG funding over 5-years)

20% - Invest in public facility improvement that serve low and moderate-income residents.

10% - Invest in capacity and programmatic improvements for service providers that primarily serve low and extremely low-income residents, particularly those residents at risk of experiencing homelessness.

Invest in CDBG Planning and Administration (20% of all CDBG funding over 5-years)

5% - Invest in neighborhood and strategic planning to help identify needs within the community.

15% - Program administration funding.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

It is estimated that the Logan City CDBG program will receive \$2,250,000 in funding over the next five years.

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

A match for funding is not required for projects that serve only Logan City residents. A match is required for projects that serve both Logan City residents and residents outside of Logan. The match is set at the percent of non-Logan residents.

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

Generally, infrastructure projects are conducted in the public right-of-way.

SP-40 Institutional Delivery Structure – 91.215(k)

Assessment of Strengths and Gaps in the Institutional Delivery System

For addressing neighborhood infrastructure needs, the City itself is the best point of contact, as well as the best financial resource. Through community outreach and planning, the City is able to stay abreast of community needs and develops strategies.

The Cache Interagency Council is a large group of local nonprofits and social service providers. This council includes important service providers in the community, including Child and Family Support Center, Cache Employment and Training Center, BRAG, and many others who have been subrecipients of CDBG funds. This forum is used to engage service providers about CDBG planning.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The greatest strength is the City's outreach to residents concerning community needs for low/moderate income neighborhoods. The greatest gap for service delivery comes from the lack of available funding to match demands.

Strengths and gaps vary for service provider. Some agencies are well-established and well-funded, others are new and/or struggling, while others are somewhere in between. In nearly every instance during our outreach campaign, the feedback we received indicated that there were unmet needs because of space and financial limitations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is making great strides with neighborhood infrastructure projects. Through the completion of the Access and Mobility Plan, Logan has identified neighborhood-centric infrastructure and facility projects that will continue to improve the community. Logan has freed up critical CDBG funding for neighborhood infrastructure by turning the funding of two of its costliest housing programs over to RDA Affordable Housing funds. Additionally, the City Council doubled its budget allocation to new sidewalk installation, which can be utilized as leverage for CDBG project or used in areas that are not eligible for CDBG funding.

City departments continue to coordinate improvements in the neighborhoods through long range planning efforts that contribute to the quality of our neighborhoods. Because there is so much left to do for neighborhood infrastructure, it is easy for residents to feel that they have

been skipped over or that nothing much is going on. The City addresses this perception through improving communication with residents about what is happening in the neighborhoods. Efforts by Mayor Daines has improved reporting of city projects through social media and direct communication with neighborhoods through neighborhood councils.

As for the nonprofit and the social service community, Logan continues to partner with providers. There will never be enough funding, especially CDBG funding, to bridge all the gaps that agencies face, but a difference can be made. Community groups, like the CIC, have helped to facilitate improvements in the coordination of service providers, and has provided a platform for communicating CDBG program details. Also, organizations that help to serve a particular group, like the RHCC, have been essential in the effort to improve institutional structure in the community. Logan CDBG program continues to coordinate with these organizations. Logan's CDBG investments in non-profit in our community have made lasting impacts on the availability and quality of services for LMI residents.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Not Applicable.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

We do not have a need to increase the number of accessible units based on the requirements of a Section 54 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

While Logan does not operate any public housing, the CDBG program consults with the local housing authority to promote CDBG and Logan City programs and planning efforts.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Logan City contains the highest quantity of affordable housing in the region and has zoning in place that permits a wide range of densities and housing types throughout most of the City. Logan continues to encourage neighboring communities to improve their numbers of affordable housing, but many are reluctant to do so. Our current zoning with permitted densities and lot sizes contribute towards the provision of affordable housing in this region. Most of the region's starter homes are built in Logan, unfortunately these starter homes don't meet the immediate needs of low income residents.

Logan continues to promote private investment in neighborhoods through a neighborhood improvement grant program as a way to help stabilize and/or slow the decline in owner occupancy. This program is primarily funded through the RDA. Logan also offers a down payment assistance program and a housing rehabilitation program, both of which are income based on also funded through the RDA.

The most notable barrier to any type of affordable housing is resident's distrust and misunderstanding about what affordable housing is. Given Logan's wide range of zoning, current residents are highly protective of the existing single family residential zoning, and any push to upzone to a higher density, is met with opposition.

The City currently lacks any grants or incentives to help off-set the cost of building new, residential dwellings in the existing neighborhoods as a way to keep housing affordable. We have worked with private developers in attempting to secure Olene Walker funds to provide affordable housing units, but have been unsuccessful to date.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Logan addresses affordable housing through having liberal zoning that allows for a variety of housing at varies densities. In addition, in order to keep existing and older housing stock affordable and viable, Logan invests RDA funds in housing rehabilitation and down payment assistance. Logan offers two housing rehabilitation grants. The Housing Rehabilitation Grant program targets safety issues on both the exterior and interior of an owner-occupied single family home. The Neighborhood Reinvestment Grant targets homes built before 1970 and is only for exterior improvements. Both of these programs are administered by Logan. In addition, over the last five years, Logan has partnered with Neighborhood Housing Solutions (NHS) on housing rehabilitation grants. NHS also administers Logan's housing down payment assistance

grant. This grant has helped hundreds of households afford to purchase homes in Logan. These programs help to remediate housing affordability for LMI households in Logan.

It is anticipated that funding for affordable housing efforts will remain with RDA funds. Logan CDBG does not anticipate funding affordable housing projects during this Consolidated Plan cycle.

SP-60 Homelessness Strategy – 91.215(d)

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

Logan participates in the Bear River Region Local Homeless Coordinating Committee (LHCC). The LHCC is made up of local service providers and NGOs, elected and civil leaders, law enforcement, and local governments. The LHCC purpose is to help coordinate homeless needs in the various communities, and serves as a strategic planning group. The Continuum of Care Program (CoC) leads the LHCC. The CoC is managed through BRAG. The Point-in-Time Count (PIT) and other seasonal homelessness counts are coordinated through the LHCC.

The most recent published PIT for the region (Bear River, Rich, and Cache County) identified 52 homeless persons. Of those, only 2 were unsheltered, and none were children. Of the 50 sheltered persons, 41 belonged to households with at least one adult and minor. None were children only.

Outreach for this plan included meeting with the CoC, LHCC, Work Force Services, CAPSA, and Bear River Mental Health.

Addressing the emergency and transitional housing needs of homeless persons

Logan coordinates with the CoC and other homelessness service providers in addressing community needs for emergency and transitional housing needs. Currently, rapid rehousing is provided to families through the CoC. The only emergency shelter needs provided locally is CAPSA, which provides services to victims of domestic or sexual violence.

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 local CoC program through BRAG operates the rapid rehousing program. The Logan CDBG programs coordinates with the CoC and the LHCC about CDBG planning, funding, and potential project to address homelessness, including transition to permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to engage with the LHCC to offer assistance and endorsement for funding applications. As the agencies work towards a common, coordinated vision, Logan will join in support. Logan CDBG has funded several grants for education service providers that help to improve economic outcomes for extremely low-income residents in Logan. The Logan CDBG Program will continue that support to address the needs of families likely to become homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Logan CDBG program activity promotes awareness of LBP hazards through providing informational pamphlets at Logan City Hall. CDBG monitors funded projects and activities for LBP hazards compliance.

Lead paint mitigation is an eligible project type for our housing rehabilitation grant.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Logan City's Moderate Income Housing plan intersects with its plans for reducing the number of poverty level families through continued investment in housing-related programs and providing liberal zoning that allows for a variety of housing types to enter the market. The goal is to keep the cost of housing low, including for life/safety repairs to their home. CDBG priority for investment in public services is to focus on services that have the greatest impact on low and extremely low income residents, particularly those at risk of experiencing homelessness.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

A multiple visit monitoring schedule has been implemented by Logan City to ensure that subrecipients are meeting program requirements. Four quarters of beneficiary reporting is required by all subrecipients. An On-site monitoring with subrecipients is triggered with the first reimbursement request, and a minimum of two on-site monitoring are conducted throughout the program year. These monitoring review HUD national objectives and local objectives for the program, compliance with the subrecipient agreement, file and records management, and financial management. Also, at the end of the Program Year, or when project is complete, a close-out meeting and report is completed with the subrecipients to finalize data for the CAPER and to review expectations for records retention.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

NA

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

NA

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

NA

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

NA

Projects

AP-35 Projects – 91.220(d)

Introduction

NA

Projects

NA

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

NA

AP-50 Geographic Distribution – 91.220(f)

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

NA

Rationale for the priorities for allocating investments geographically

NA

Discussion

NA

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

NA

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Appendix 1

Alternate/Local Data Sources

1	Data Source Name Homelessness stats
	List the name of the organization or individual who originated the data set. The data were provided by Jayme Day, Utah Homeless Management Information System, Utah Department of Workforce Services
	Provide a brief summary of the data set. This information is based on the point in time count for 2014 to reveal the numbers of sheltered versus unsheltered homeless in Cache County.
	What was the purpose for developing this data set? To reveal the number of sheltered versus unsheltered homeless found residing in Cache County.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This is Cache Countywide data, so it does not reflect just Logan. That breakdown is not apparently available, nor is an explanation of race and ethnicity.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This shows a three year side-by-side comparison.
	What is the status of the data set (complete, in progress, or planned)? It is complete.
2	Data Source Name CAPSA & BRAG
	List the name of the organization or individual who originated the data set. Part from CAPSA and part from BRAG
	Provide a brief summary of the data set. Details the homeless facilities in Logan.
	What was the purpose for developing this data set? To meet the ConPlan report requirement.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It is citywide.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? It is the number and nature of facilities at this point in time.
	What is the status of the data set (complete, in progress, or planned)? I would hardly call this a data set, but are the figures each agency has on files for their homeless facilities.

Appendix 2

Public Outreach and Participation Summary

Public participation and consultation is vital to the success of the ConPlan. Logan City CDBG Program works closely with community residents, stakeholders, service providers, neighborhood groups, and other government agencies to help guide the development of the ConPlan. This process is guided by the Citizen Participation Plan, which calls for extensive promotion of the planning process, providing ample opportunity to participate, and requiring multiple public hearings.

Promotion

Promotion of the planning process was conducted through newspaper advertisements and public notices, posting of information at City Hall and other public spaces, social media outreach, and direct advertising to service providers and agencies through the Cache Interagency Council.

Public Participation

Throughout the ConPlan planning process, public input was solicited. During initial development of the priorities and goals of this plan several community workshops were held and a public survey was published in both English and Spanish. Through this process over a hundred of residents participated in helping to shape the priorities and goals of this plan.

Stakeholder Participation

In addition to input from the public, specific input was sought from stakeholders, service providers, neighborhood groups, and other government agencies. Interviews were conducted with administrators of programs that serve low and moderate-income residents as well as protected classes. This input was used to help identify community needs and craft the priorities and goals of this plan.

Community Needs Assessment Survey (CNAS)

The CNAS was designed to gather input from residents regarding community needs and CDBG funding priorities. The survey included questions regarding a variety of CDBG investment areas and project types. Responses were given on either scale of preference. In addition, participants were allowed to note other areas of comment or concern that was not addressed in the survey questions.

The CNAS was conducted between December 7, 2018 and January 17, 2019. The survey was made available as both a hard copy and digital format. The survey was advertised through newspaper ad, social media, and direct advertising to service providers. Survey canvassing was conducted by Logan City staff in all neighborhoods. Blocks were chosen in each neighborhood based on diversity of housing characteristics in order to target low and moderate-income residents. Overall, 86 surveys were returned. A full table of responses is available in the Appendix.

Summary of response

Question 1 - Public Investment - In response to the following statements, please indicate your level of agreement ranging from Strongly Disagree to Strongly Agree.

The weighted average is provided. The higher the number, the greater the agreement with the statement. The most agreed with statements based on the weighted average was investment in public facilities, and investment in infrastructure.

Statement	Weighted Average
Logan City should invest CDBG funds in facilities, such as parks and recreation, libraries, youth center, and community centers, that benefit low-income residents in my community.	4.08
Logan City should invest CDBG funds in infrastructure, such as sidewalks and street crossing, in low-income areas in my community.	4.07
Logan City should invest CDBG funds in services, such as education, crisis care, or programs for special needs populations, that address needs for low-income residents in my community.	3.9
Logan City should invest CDBG funds in job creation for low-income residents in my community.	3.62
Logan City should invest CDBG funds in housing needs, such as down-payment assistance and housing rehabilitation, that will benefit low-income residents in my community.	3.61

Question 2 - Priority Needs - Please rank the following in regards to priority for your community from No Need to High.

The weighted average is provided. The higher the number, the greater the priority ranking for the activity type. The highest priority activities were pedestrian street improvements, services for children/youth, services for persons with a disability, utility improvements, and housing for persons with a disability. All of which scored higher than a 3 on their weighted average.

Activity Type	Weighted Average
Pedestrian street improvement such as missing sidewalks and street crossings	3.29
Service for children/youth, such as crisis care and abuse	3.19
Services for persons with disabilities	3.04
Utility improvements, such as sewer and water lines	3.02

Special needs Housing for persons with disabilities	3.01
Housing repair and rehabilitation assistance	2.96
Special needs Housing for the elderly	2.96
Educational service, such as job skills, literacy, and English classes	2.95
Parks and recreation facilities	2.93
Homelessness services	2.88
Construction of affordable single family housing	2.87
Youth centers	2.8
Community centers	2.78
Senior services	2.76
Community health services	2.7
Employment training	2.7
Streetscape improvements, such as lighting, benches, and trees	2.66
senior centers	2.62
Non-profit service provider facilities	2.62
Down-payment assistance	2.6
Rental assistance	2.56
Construction of affordable multifamily housing	2.55
Bus stop improvements, such as benches and shelters	2.54
Micro-enterprise/start-up space	2.39
Commercial building renovation or façade improvement	2.24

Question 3 - Priority Project Areas - Please rank the following in regards to priority for your community from No Need to High.

The weighted average is provided. The higher the number, the greater the priority ranking for the project type. The highest priority project types based on the weighted average are housing, infrastructure, and services.

Project Type	Weighted Average
Housing	3.2
Infrastructure	3.1
Services	3.09
Public Facilities	2.9
Economic Development	2.77

Demographic Overview

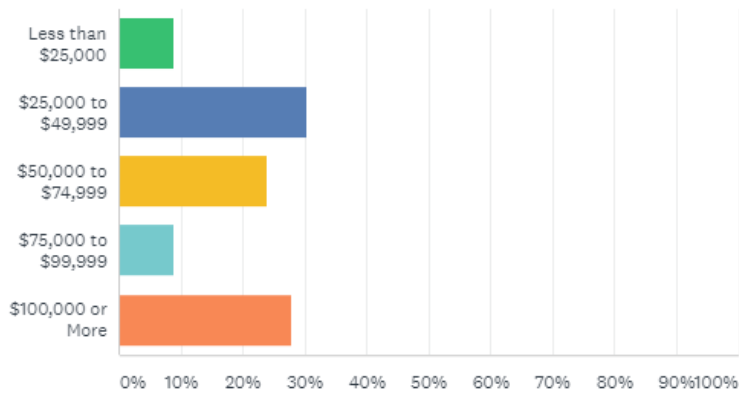
Demographic data from the survey shows that the average participant was 45 years old. The Race and ethnicity of the participants was predominately white (94%), with Hispanic or Latino being 2.5 %, multiple ethnicity being 2.5%, and American Indian or Alaskan Native being 1%. Overall, the survey lacked minority perspectives.

The total household income of participants varied greatly. 9% of participants made less than \$25,000, 30% made between \$25,000 and \$50,000, 24% made between \$50,000 and \$75,000, 9% made between \$75,000 and \$100,000, and 28% made more than \$100,000. With an area median income over \$60,000, it is evident that representation of households making less than the median income were included in the survey.

Neighborhood participation was roughly evenly distributed, with Adams neighborhood having the greatest participation at 25% and Woodruff neighborhood having the least at 10%.

What is your total household income?

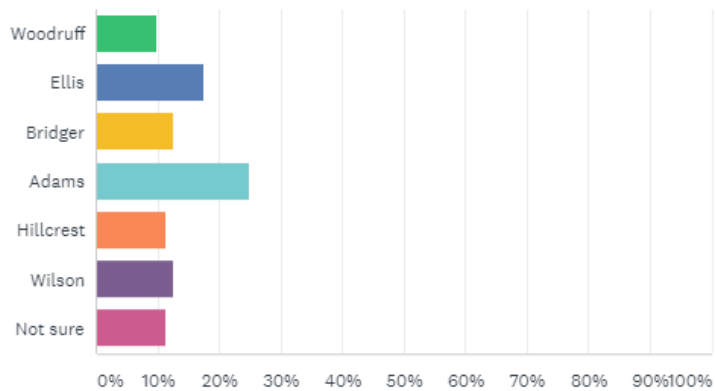
Answered: 79 Skipped: 7



CDBG Community Needs Assessment

What neighborhood in Logan do you live in?

Answered: 80 Skipped: 6



CDBG Community Needs Assessment

Survey Conclusions

The survey provided insight into the public priorities for CDBG invest. While at time contradictory in the priorities identified, the survey was consistent in several areas. One, that overall folks are interested in investing CDBG funds in a variety of projects and activities, two, that public infrastructure should be

prioritized for funding, and three, that economic development should not be prioritized for CDBG investment.

Public Infrastructure – On questions 1 and 3 it was identified as a top priority for investment. Question 2 identified street improvements and utility improvements as a priority needs.

Public Facilities – Identified as the top priority in question 1 and a lower priority in question 3. The priority activities identified in question 2 were parks, and youth center.

Housing – While question 1 and 3 varied in their prioritization of housing investment, it was identified as the top priority in question 3. The priority activities identified in questions 2 were housing for special needs groups and investment in housing repair and rehabilitation.

Services – Question 1 and 3 were consistent on identifying services as a secondary priority. However, there are several activities at the top of question 2, including services for youth, crisis care, education, and persons with disabilities.

Economic Development – Question 1 and 3 had economic development as a low priority. Question 2 identified no high priority areas.

Public Workshops and Neighborhood Meetings

In order to provide ample opportunity for public participation in the ConPlan planning process, five public workshops were held. City staff also attended neighborhood meetings at the request of neighborhood councils. The workshops were held at Logan City Hall and the Whittier Community Center. The workshops were advertised in the local newspaper and through social media posts and email to service providers and neighborhood groups. Nine residents attended the workshops and 20 residents attended an Adams Neighborhood Council meeting.

After reviewing the CDBG program and discussing previous projects, attendees were asked for input regarding neighborhood needs and potential CDBG prioritizes for investment. Responses were written down by staff. Responses have been categorized based.

Public Infrastructure

- Invest in multi-use pathways for bikes and pedestrians.
- Invest in pedestrian safety improvements along 400 N, particularly at the school crossing at 400 E. Suggestions include a pedestrian activated crossing beacon.
- Align the 400 E 1000 N intersection.
- Invest in public parking near campus to alleviate parking pressure in neighborhoods due to student parking.
- Improve the landscaping along the canals.
- Build shade structure in parks

Public Facilities

- Neighborhoods need community spaces for recreation and gathering.
- Need for community centers/club houses in neighborhoods.
- Indoor public pool.

Housing

- Invest in housing rehabilitation, especially regarding energy efficiency/pollution upgrades to utilities.
- Invest in affordable housing, both rental and owner occupied.
- Increase city investment in affordable housing from all monetary sources, including CDBG.
- Residents buy homes that need repair but cannot afford the repairs.
- There is a lack of housing for homeless and people at risk of homelessness.
- Public education is needed on affordable housing.
- Too many single-family homes are being purchased as investment properties and rented to students.
- Older homes need renovations.

Services

- Improve snow removal.
- Homelessness services should include more housing.

Priority CDBG Investment Areas

When asked to prioritize CDBG investment in one of 5 categories (Infrastructure, public facilities, housing, services, economic development), attendees varied in their response. Generally, the two highest priorities identified were housing and infrastructure. Services and public facilities were identified as secondary priorities. Economic development received the least priority.

Stakeholder Interviews

A series of interviews were conducted with agencies and public service providers to identify community needs and discuss CDBG investment. Eight interviews were conducted. Organizations that were interviewed include Bear River Health Department, BRAG Ageing program, BRAG planning/CDBG program, CAPSA, Continuum of Care manager, Housing Authority, Neighborhood Housing Solutions, and Options for Independence. Interviewees were selected based on relevance of services provided to the development of the ConPlan.

Interview Summaries

Organization: Bear River Health Department

Interviewees: Holly Budge, Estee Hunt

Interview Date: 11.29.2018

Bear River Health Department (BRHD) representatives described the need for increased CDBG investment in mental health services, opioid and substance abuse services, a need for better public information and promotions of available resources, suicide prevention services, and the creation of walkable communities. Some of the greatest needs for low-income residents were described as creating walkable communities, the need for afterschool programs for youth, affordable housing, lack of access to health care. Service gaps in the community were described as lack of resources for non-Medicaid recipients for receiving mental health services, lack of emergency services, including shelter, for residents experiencing a mental or substance abuse, and a lack of knowledge about available resources. Special needs populations identified were residents experiencing mental and substance abuse issues, the Burmese refugee population that struggles with isolation, communication, and cultural integration, Latino populations that can be as high as 50% of enrollees in BRHD programs.

Organization: BRAG – Ageing Department

Interviewee: Carolyn Reed, Director of the Ageing Department

Interview Date: 11.29.2018

The ageing program at BRAG would like to see increased investment in senior and disabled adult needs through support of transportation services, upgrades to senior centers, an increase in accessible housing and housing rehabilitation, and rent assistance. Rising housing costs are of great concern, especially for when rent for subsidized housing increases. Anecdotally, Carolyn described subsidized rental occupants being forced out through steep rent increases.

The ageing program at BRAG helps people stay in homes through a waiver program. They provide in home case management for clients and serve between 200-300 clients a year. Program details include:

- Finance and physical needs assessment
- Ageing waiver and new choices waiver through Medicare
- Clients often lack the ability to care for themselves and lack a network
- Clients often need funding
 - Assisted living funding

Basic needs, food, shelter, clothing

Organization: BRAG – Planning/CDBG

Interviewee: Brian Carver, Community and Economic Development Director

Interview Date: 11.27.2018

The BRAG planning director identified the greatest needs for low-income residents as access to affordable housing, especially in surrounding communities; accessibility improvements for ageing housing stock; and public health clinics and health care. In regard to CDBG invest, funding nonprofits that serve underrepresented population, especially in regard to education; and housing services for special needs groups, such as homeless, disabled adults, and abuse victims, were identified. The Director stated that while pedestrian improvements are important, he believed that they have been over prioritized. Coordination between the BRAG and Logan City CDBG programs was also emphasized.

Organization: CAPSA

Interviewees: Jill Anderson, Executive Director

Interview Date: 11.20.2018

Over 300 individuals that were homeless due to domestic violence received shelter from CAPSA during the last year. The Director of CAPSA identified affordable housing, emergency shelter and services, the need to invest in smaller housing projects for special needs groups, and education and job training as community needs. It was noted that there is a particular need, with the current lack of affordable housing, for more resources to be invested in improving economic opportunity and on-going mentoring for low-income clients. This investment will help with transitioning clients to permanent housing opportunities. The lack of affordable housing was emphasized, especially the barriers to clients in finding affordable housing, such as housing discrimination, rising rent costs, credit, criminal records, and lack of new affordable housing products entering the market.

Organization: Continuum of Care (CoC) - BRAG

Interviewees: Stefanie Hull, Coordinator

Interview Date: 11.13.2019

The CoC Coordinator described the need for affordable housing, rental assistance, education/mentoring programs, day services, and the need for a homelessness plan in the community. The need for an emergency shelter was also discussed. In regard to affordable housing, several programs were discussed, including a master lease program, rental assistance, assistance with application fees, and the need for on-going mentoring programs. A particular

special needs group in the community that was identified as having a lack of services and difficult to house is single men and especially those transitioning out of correctional institutions and drug court. It was expressed that additional resources should be used to improve services addressing homelessness, such as the for mentioned master leasing program or other transitional housing programs, mentoring program, and day service center. Frustration was also expressed concerning the lack of oversight of subsidized affordable housing units, and that clients are often discriminated against in housing. Coordination between the CoC and Logan City CDBG on a homelessness plan was identified as an immediate area for investment.

Organization: Housing Authority

Interviewees: Kent Watson, Director

Interview Date: 11.16.2018

The greatest need for low-income residents was identified as affordable housing. Affordable housing was also identified as a priority area for CDBG investment. The Housing Authority's waiting list for Section 8 Vouchers is typically under a year. Currently there is approximately 600 families on the waiting list. The Director expressed frustration with tax credit development's affordable and accessible housing units being rented before the housing authority can respond the vacancy. This leads to the units not being made available to low-income and disabled residents in the community. Also of concern was the rapid increase in affordable housing unit rents, which can lead to low-income renters being pushed out of units. Anecdotally, the director described rents increasing by as much as \$300 a month. Housing quality for program recipients is being ensured through on-site inspections by the Housing Authority.

Organization: Neighborhood Housing Solutions

Interviewees: Kim Datwyler, Executive Director

Interview Date: 11.19.2018

NHS Executive Director identified affordable housing as the greatest need for low-income residents. She described the current housing affordability gap in the market as the worst that she had seen during her 20-year career. It was expressed that Logan has the most affordable housing stock, but that people need help with down payment and housing rehabilitation for older housing stock. A lack of new housing units that serve special needs groups, such as persons with a disability and seniors, was also identified. The Director would like to see more CDBG investment in housing and non-profits that provide important community services. The director described long waiting lists for accessible housing units. It was also noted that there is

a lack of larger affordable units (3-4 bedrooms) in the market and that larger families, especially those that have outgrown an apartment, have difficulty finding adequate housing.

Organization: Options for Independence

Interviewees: Cheryl Atwood, Executive Director

Interview Date: 11.16.2018

The Director identified the need for accessible housing, and mental illness services as the greatest needs for low-income residents. She described the need for accessible and affordable housing and stated that there is a very limited number of accessible and affordable housing units. Anecdotally, she described wait lists as long as two years for accessible housing units. She expressed frustration with accessible units not being made available to disabled residents at subsidized housing projects. She also described the need to invest in accessibility improvements and modifications to existing homes. She described the need for better access to health care and especially dental care for residents who fall through a coverage gap. She would like to see CDBG investment go to accessible and affordable housing, supporting non-profit service providers, and support for Neighborhood Housing Solutions.

Appendix 3

2019 Citizen Participation Plan



Citizen Participation Plan - 2019

Logan CDBG Program

GLOSSARY

- **Community Development Block Grant (CDBG):** A program designed primarily for the benefit of low/moderate income population, for which the City of Logan receives an annual allocation.
- **US Department of Housing and Urban Development (HUD):** The federal department responsible for the administration of the CDBG program.
- **Consolidated Plan (ConPlan):** A five-year plan submitted to US Department of Housing and Urban Development (HUD) that includes a housing and community development needs analysis, a survey of resources available to address those needs, and a five-year strategy that includes goals and priorities for the use of CDBG funds.
- **Consolidated Annual Performance Evaluation Report (CAPER):** Narrative descriptions of each activity and quantitative analysis of the funds expended and services provided during the program year.
- **Citizen participation plan:** A distinct element of the five-year Consolidated Plan; policies and procedures to provide for and encourage citizen participation
- **Steering committee guidelines:** Another distinct element of the five-year Consolidated Plan; policies and procedures related to the body charged with annually creating a funding recommendation.
- **Annual Action Plan (AAP):** Also referred to as the Consolidated Plan (on a one-year basis); it is a plan submitted to HUD annually, which specifically describes the allocation of CDBG funds to activities to be conducted in support of the priorities presented in the five-year Consolidated Plan.
- **Substantial amendment to a Consolidated Plan:** Amendments meeting the criteria described below.
- **Any other amendment to the above plans:** Amendments meeting the criteria described below.

PURPOSE OF THE CITIZEN PARTICIPATION PLAN

The City shall encourage participation from the following group:

- by low/moderate-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed to be used;

- by residents of predominantly low/moderate-income neighborhoods, as identified by federal tract and block information; and
- by all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

OUTREACH FOR CONSOLIDATED PLAN REVIEW/APPROVAL PROCESS

In order to reach these groups for participation, the CDBG Coordinator shall work to engage:

- All residents through a combination of:
 - Neighborhood meetings
 - Website postings
 - City social media
 - Herald Journal newspaper and local media
- The staff and beneficiaries of:
 - Nonprofit, governmental, educational, faith-based, and private agencies that are most likely serving low/moderate income households; including but not limited to those serving minorities, non-English speaking persons, and those with disabilities.
 - The Bear River Association of Governments, which is the local housing authority and the purveyor of housing, homeless, senior care, and continuum of care programs and services.
- All City departments and the Mayor.
- All members of Logan's City Council and Neighborhood Council.

INFORMATION TO BE MADE PUBLIC DURING OUTREACH

Before adoption of the ConPlan and any AAP, through outreach methods to the groups listed above and in conjunction with the public hearing process identified below, the CDBG Coordinator shall make available:

- The projected amount of assistance Logan will receive (total of grant funds and program income)
- The range of activities that may be undertaken
- The estimated amount that will benefit people with low- and moderate-incomes

- Plans to minimize displacement and what assistance will be there for those displaced, even if no displacement is anticipated

PUBLIC HEARING STANDARDS

The CDBG program administrator shall conduct public hearings, based on CDBG regulations and as specified in the following table, as part of the process of preparing and adopting:

- The Consolidated Plan (ConPlan)
- Each Annual Action Plan (AAP)
- The Consolidated Action Performance and Evaluation Report (CAPER)
- Any amendments to the Plan or an AAP, with exception to any adjustments or amendments required by HUD or for additional allocation with specific or abbreviated notice and hearing requirements

Accordingly, a minimum of two hearings must be conducted for the ConPlan and any AAP. One public hearing will be held prior to the formulation of the proposed ConPlan or update (AAP) to comply with the outreach guidelines. A second public hearing will be held after the ConPlan and/or AAP is prepared following the first public hearing and other outreach efforts. The ConPlan and each AAP, amendment, or CAPER for the preceding time period, must be approved by Council following a public hearing, unless otherwise noted.

Each ConPlan, AAP and amendment hearing shall allow a minimum of 30 days to receive public comment commencing on the date the first notice appears, excluding amendments required by HUD which do not require the usual public process or for which abbreviated or specific standards are provided. Each CAPER hearing shall allow at least 15 days for public comment, commencing on the date the first notice appears. Formal Council approval of the ConPlan submission to HUD does not require an additional hearing.

Hearings must be held at established Logan Municipal Council (Council) meeting times and locations to ensure convenience to potential and actual beneficiaries. Accommodation for persons with disabilities and assistance for non-English speaking persons shall be available, as needed.

Public Hearing Notice Content

Notice of each hearing must be sufficiently detailed for citizens to identify the content of the hearing and the types of programs or services eligible for CDBG funding. Notice of the Plan or AAP second hearing must be accompanied by a summary of the proposed activities and indicate that complete copies of the documents can be found at the CDBG Office, the City Library and on the CDBG web page.

Procedures for Receiving Public Comment for ConPlan and AAP

A summary of comments received during the public comment period and at any public hearing for an amendment or CAPER shall be recorded, considered and summarized in an attachment with the final Council-approved documents submitted to HUD. A written record of comments received during the first hearing for the Plan or update shall be considered in preparing the Plan or AAP. A summary of the written comments received timely during the public comment period prior to the second public hearing and those written and verbal comments received at the second public hearing shall be included as an attachment with the final version of the Plan or AAP to be submitted to HUD, along with an explanation of where the comments were addressed in the document or why they were not, if not.

AMENDMENTS TO CONPLAN or AAP

Substantial changes to the City's planned or actual activities will require an amendment to the Consolidated Plan. Substantial Amendment Criteria:

- Change in allocation priorities or method of distribution of funds, or
- Change in the purpose, scope, location or beneficiaries of an activity, or
- To carry out an activity using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan, or
- Changes which exceed 50% or \$25,000, whichever is less, of the CDBG funding amount allocated to the subrecipient in the approved Plan.

Public notice standards outlined in the Citizen Participation Plan shall be upheld. HUD will be notified of the amendment (available to the public at the CDBG Office or on the CDBG web site for the City), and the City will submit amendment documentation to HUD with the CAPER at the end of the Program Year.

Changes Not Requiring Plan Amendment

Allocation changes shall be reviewed and approved by the City and will not require an amendment to the Plan if the change is not greater than \$25,000 or 50% of the total project cost, whichever is less, unless the change requires an amendment to the plan based on other Substantial Amendment Criteria.

PERFORMANCE REPORTS

The public will be asked to review and comment on the draft CAPER using the relevant public hearing standards and procedures for receiving public comment set forth in this Citizen Participation Plan. Notification shall include a brief summary of the uses of funds included in the Performance Report.

ACCESS TO RECORDS

The CDBG program administrator will provide online access to all CDBG documents in review or in final format and limited free copies upon request. The CDBG Office must also provide reasonable public access to records relating to the Consolidated Plan and use of assistance for a period of five years.

TECHNICAL ASSISTANCE

Upon request, limited technical assistance for developing funding proposals will be provided by the CDBG program administrator to groups representative of low-to-moderate income beneficiaries; funding is not assured.

COMPLAINTS

As reasonably possible, the CDBG program administrator shall issue a written, substantive response to every written citizen complaint regarding the Consolidated Plan, Plan Update or annual Performance Report within 15 working days of receiving the complaint.

COMPLIANCE

The City of Logan and the CDBG program administrator must follow this Citizen Participation Plan. Conflict of interest statements are required as applicable according to Steering Committee Guidelines.

	Public comment period	Public Notice	Drafts for public review	Newspaper Legal Notice	Public hearings	Technical assistance & other outreach
ConPlan (strategic plan)	Commenced at least 30 days prior to City Council Public Hearing	Posted at least 30 days prior to City Council Public Hearing	• Executive summary available at least 30 days prior to City Council Public Hearing • Full draft available 15 days prior to City Council Public Hearing	Published at least 30 days prior to City Council Public Hearing	1 City Council Public Hearing	• At least three public outreach meetings • Solicit opportunities to present to groups • Presentation to Neighborhood Council and neighborhood meetings, as available. • Online survey (optional) • Newspaper ad
ConPlan (Final adoption)	Commenced at least 30 days prior to City Council Public Hearing	Posted at least 30 days prior to City Council Public Hearing	• Executive summary available at least 30 days prior to City Council Public Hearing • Full draft available 15 days prior to City Council Public Hearing	Published at least 15 days prior to City Council Public Hearing	1 City Council Public Hearing	• 2 application workshops • Presentation to Neighborhood Council, as available
AAP	Commenced at least 30 days prior to City Council Public Hearing	Posted at least 30 days prior to City Council Public Hearing	• Executive summary available at least 30 days prior to City Council Public Hearing • Full draft available 15 days prior to City Council Public Hearing	Published at least 15 days prior to City Council Public Hearing	1 City Council Public Hearing	• 2 application technical assistance meetings • Presentation to Neighborhood Council • Utility billing memo (as available) • Media release prior to public hearing

	Public comment period	Public Notice	Drafts for public review	Newspaper advertising	Public hearings	Technical assistance & other outreach
Amendment to ConPlan or AAP	Commenced at least 30 days prior to City Council Public Hearing	Posted at least 30 days prior to City Council Public Hearing	Available at the beginning of the public comment period	Published at least 15 days prior to City Council Public Hearing (legal notice)	1 City Council Public Hearing	• Presentation to Neighborhood Council (as available)
CAPER	Commenced at least 15 days prior to City Council Public Hearing	Posted at least 30 days prior to City Council Public Hearing	• Executive summary available at least 30 days prior to City Council Public Hearing • Full draft available 15 days prior to City Council Public Hearing	Published at least 15 days prior to City Council Public Hearing (legal notice)	1 City Council Public Hearing	• Presentation to Neighborhood Council (as available)
Citizen participation plan		Posted at least 30 days prior to City Council Public Hearing	Available at the beginning of the public comment period	None	None	

	Public comment period	Public Notice	Drafts for public review	Newspaper advertising	Public hearings	Technical assistance & other outreach
Steering committee guidelines		Posted at least 30 days prior to City Council Public Hearing	Available at the beginning of the public comment period	None	None	
General CDBG program						

Appendix 4

2019 Steering Committee Guidelines



CDBG Steering Committee - 2019

Logan CDBG Program

CDBG Steering Committee

The Mayor and five members of Logan City Council (Council), or their designee, shall meet as the CDBG Steering Committee (Committee) in a meeting held outside of the regularly-scheduled City Council meetings to review, rate, and rank CDBG applications based on:

- US Department of Housing and Urban Development requirements,
- Logan's CDBG strategic objectives,
- Logan City performance measures,
- The likely impact of proposed activities, and
- The capacity of applicant organizations.

A Mayor or Council designee must be a resident of the City of Logan. A meeting quorum shall be a minimum of three. The funding allocations voted upon by the majority of the Committee in the Steering Committee meeting shall be ratified by the Council during a regularly-scheduled Council meeting.

Role of the CDBG Coordinator

- To carry out all of the requirements of the City's Public Participation Plan, which includes noticing, outreach, and public hearing requirements; as well as the dispersal of public comments.
- To receive and organize CDBG activity applications, and review them for funding eligibility.
- To distribute applications to each Committee member in an orderly fashion in enough time that they may thoughtfully review applications prior to the Steering Committee meeting.
- To communicate with applicants on behalf of the CDBG Steering Committee.
- To sit in a facilitating, non-voting capacity during the Steering Committee meeting.

Additional Responsibilities of the Steering Committee

- To identify conflicts of interest, as needed.
 - A conflict of interest occurs when members are in a position to influence a decision on proposed projects where they might directly or indirectly receive financial or material benefit or give improper advantage to associates, or which may substantially interfere with their primary commitments to the Committee.

- To adhere to the following communication process to avoid inconsistent (or the appearance of inconsistent) consideration of an application or applicant:
 - *For written comments:* Written comments should be sent to the CDBG Coordinator or Council primarily during the designated public review/comment period. However, should written comments of support or lobbying for or against an application or an applicant come at a time outside of this period; the comment should immediately be forwarded to the CDBG Coordinator who shall then forward it to the entire Committee. Response should be made only by the CDBG Coordinator or during public meetings, such as the Steering Committee meeting.

Inquiries about the application process and so forth should be forwarded to the CDBG Coordinator for attention and will not be forwarded further.

- *For verbal comments:* Those wishing to make verbal comments of support or lobbying for or against an application or applicant may do so during either of the public hearings prescribed by the Public Participation Plan or as part of another public meeting where all Committee members are present or from which they will receive minutes. Committee members should redirect any person making verbal comments to them outside of these times to the CDBG Coordinator.

Funding Conditions

As part of the Steering Committee meeting, the Committee must also address variances between the actual and projected allocation through the establishment of Funding Conditions.

- The Council shall establish the “base amount”. When the actual allocation is not known, the Committee shall project that the grant will be the same as the previous year’s allocation unless there is reason promulgated from HUD to anticipate more or less funding.
- The performance measures approved by the Council shall establish the percentage (and anticipated funds) designated for Program Administration and Planning. This is not a consideration during the Steering Committee meeting.
- The performance measures may also assign a percentage (and anticipated funds) designated for various, specific activities in order to ensure that performance objectives are achieved.
- The remainder of the base amount will be set aside for the proposed funding of activities that accomplish remaining performance objectives. The allocation of these unassigned funds is the primary purpose of the Steering Committee meeting.
- In some circumstances, the actual allocation will be greater than or less than the projected allocation. It is the responsibility of the Committee to identify how such an increase or decrease will affect the recommended allocations.