

# 2022 UTAH ANNUAL ACTION PLAN

The goals policies and plans for the 2022 Annual  
Action Plan period encompassing the Utah HOME, HTF, CDBG, ESG, and  
HOPWA Programs

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**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT

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# Executive Summary

## AP-05 Executive Summary

### 1. Introduction

This 2022 Annual Action Plan has been prepared by the Utah Department of Workforce Services (DWS), Housing and Community Development Division (HCD), and Utah Office of Homeless Services to document the goals and priorities of the Utah Small Cities Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with Aids (HOPWA) programs for the program year 2022. Funding is allocated to Utah from the U.S Department of Housing and Urban Development (HUD) through formula block grants. Community development, homeless services and housing needs are determined at the state and local levels.

- CDBG awards are determined by the seven regional associations of governments (AOG) and submitted to the state for review.
- ESG and HOPWA funding requests are prioritized for recommendation to the State Homeless Coordinating Committee by 13 Local Homeless Coordinating Committees throughout the state.
- HOME and HTF funding has prioritized the funding of new construction or rehabilitation of affordable housing. Funding decisions are made by the Olene Walker Housing Loan Fund (OWHLF) Board.

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

### 2. Summarize the objectives and outcomes identified in the Plan

HCD's objectives are to create safe affordable housing and promote sustainable communities throughout Utah. The priorities identified in this plan can be found in section SP-25. They include a focus on the funding of new affordable housing projects, an investment in community infrastructure and services, and various efforts targeting homelessness including making homelessness brief, rare, and non-recurring.

### 3. Evaluation of past performance

The Utah Small Cities Community Development Block Grant (CDBG) program was intentionally designed to address the regional needs through local control of the funding process. Since the program's inception, regional rating and ranking committees have adopted scoring criteria that reflect local needs to ensure that CDBG funding will be awarded to projects that address those needs. These criteria are

revised annually to reflect changes in community development needs. Utah is consistently ranked as one of the top five states in the country for timely expenditure of CDBG funds.

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

#### **4. Summary of Citizen Participation Process and consultation process**

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

In regards to the Community Development Block Grant (CDBG) program sections of this plan, the state consulted directly with the seven AOGs. CDBG funding was provided to each of the AOGs to consult with the towns, cities and counties to prepare a regional community development and housing needs assessment. Public hearings were held in each region to review the plans prior to submitting to the state for incorporation into the final state Consolidated Plan.

In regards to the citizen participation process for this PY22 Annual Action Plan, HCD posted a notice on the State Public Notice Website: <https://www.utah.gov/pmn/index.html> on Feb 10th, 2022. This notice gave the public and partners the opportunity to provide input on the 2022 Annual Action Plan, before the plan was developed. A hearing to discuss the upcoming plan was held on March 14th. The CDBG program requires all 7 regional Associations of Governments to consult with the public in the creation of their own unique Annual Action Plans. These plans are then submitted to HCD and inform the CDBG portion of the 2022 AAP. The Utah State ESG and HOPWA programs are staffed by the Utah Office of Homeless Services. This office is part of a broad coalition of public and private organizations that form the State Homelessness Coordinating Council. Public participation and input into their efforts is a continuous effort and is informed by a great deal of public feedback. The 2022 plan was developed during the second half of March 2022 and a draft of the plan was posted for comment on the public notice website on April 22<sup>nd</sup>. A public hearing to discuss the 2022 plan was held on May 23<sup>rd</sup>.

## PR-05 Lead & Responsible Agencies

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

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

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

Table 1 – Responsible Agencies

### Narrative

The Utah Department of Workforce Services is the State Department responsible for the CDBG, HOME, and HTF Programs. The ESG and HOPWA programs are administered by the Utah Office of Homeless Services.

The State CDBG program staff met with the representatives of the seven regional associations of governments on August 11, 2021. This training provided guidance in regard to the requirements, goals and resources available to prepare the 2022 Annual Action Plan. Local governments in each region are represented by an elected official on the CDBG Policy Committee which determines the Method of Distribution.

### **Consolidated Plan Public Contact Information**

The HCD staff member responsible for receiving public comment regarding the 2022 Annual Action Plan is Elias Wise. He can be reached at 385-535-7952 or by email at [ewise@utah.gov](mailto:ewise@utah.gov)

## **AP-10 Consultation**

### **1. Introduction**

The State CDBG program staff met with the representatives of the seven regional associations of governments on August 11, 2021. This training provided guidance in regard to the requirements, goals and resources available to prepare the 2022 Annual Action Plan. Local governments in each region are represented by an elected official on the CDBG Policy Committee which determines the Method of Distribution (MOD) of funding under the CDBG program. There are nine housing authorities located in the non-entitlement areas. Four of these housing authorities manage public housing units. The other five housing authorities only administer Housing Choice Vouchers.

Homeless efforts in Utah are coordinated by the State Homeless Coordinating Committee (SHCC) to ensure housing and health service agencies are partners in addressing homelessness throughout the state. The Utah Office of Homeless Services is the lead staffing agency supporting the SHCC.

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

The HOME and HTF programs are coordinated by the Olene Walker Housing Loan Fund Board (OWHLF) to provide safe, decent, and affordable housing in the State of Utah. The Utah Department of Workforce Services, Housing and Community Development Division (HCD) is the lead staffing agency supporting the OWHLF.

- The OWHLF is composed of 13 voting members representing local governments, mortgage lending, real estate sales, home builders, rental housing, housing advocacy, manufactured housing, transit-oriented development and rural interests. The Director of Housing and Community Development Division serves as secretary to the OWHLF board. The OWHLF approves the funding of multi-family projects with HOME and HTF funds.
- The Commission on Housing Affordability is co-chaired by a state senator and a state representative and is comprised of voting members representing state representatives, the Department of Workforce Services, the Governor's Office of Economic Development, Utah Transit Authority, Utah Housing Corporation, Salt Lake Chamber, land development, real estate, banking, public housing authorities, redevelopment agencies, and rural interests. The commission provides recommendations for affordable housing.

Homeless efforts in Utah are coordinated by the State Homeless Coordinating Committee (SHCC) to ensure housing and health service agencies are partners in addressing homelessness throughout the state. The Utah Office of Homeless Services is the lead staffing agency supporting the SHCC.

- SHCC is chaired by the Lt. Governor and is comprised of voting members representing the Department of Workforce Services, Housing and Community Development, Department of Human Services, Utah State Board of Education, Utah Housing Corporation, Department of Health, Department of Corrections, Governor's Office of Management and Budget, as well as Mayors from Midvale, Ogden, Salt Lake City, Salt Lake County, South Salt Lake and St. George. SHCC Advisory members include individuals from private for-profit business, non-profit organizations, homeless service providers, Veterans Administration, community advocates, and representatives from Utah's three Continuum of Care (CoC) areas.
- SHCC oversees the Homelessness Program Funding (HPF) allocation and processes for state ESG, Temporary Assistance for Needy Families (TANF) for homelessness, state appropriated Pamela Atkinson Homeless Trust funds, Housing Opportunities for People with AIDS (HOPWA) and the Homeless to Housing Restricted account.
- HPF is coordinated through one competitive grant process, reviewed by the Allocation Committee, a sub-committee of SHCC.
- Recommendations for prioritization and funding are coordinated on a local level and are presented before the SHCC for approval.

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

A Continuum of Care (CoC) is a geographically based area identified to carry out the planning responsibilities of the U.S. Department of Housing and Urban Development's (HUD) CoC funding. The CoC Program is designed to promote community wide commitment to the goal of ending homelessness. The State coordinates directly with all three Continua of Care (CoC) through the State Homeless Coordinating Committee (SHCC).

The Utah CoCs are further divided geographically and consist of 13 Local Homeless Coordinating Committees (LHCCs). To enhance homeless services coordination, LHCC boards include elected officials, housing providers, health care providers, mental health providers, youth and veteran service providers, community advocates, homeless or formerly homeless individuals with lived experience, and other homeless service agencies.

Additionally, the State coordinates directly with all three Continua of Care (CoC) by leading strategic planning and support efforts aligned with Utah's newly adopted Utah Strategic Plan on Homelessness (Strategic Plan) with the goals of making homelessness in Utah rare, brief and non-recurring (<https://jobs.utah.gov/housing/homelessness/shcc/documents/homelessnessstrategicplan.pdf>) The Strategic Plan is a five-year plan that was adopted by the SHCC in September 2019. It is a result of, in part and through cooperation with the Utah State Legislature and State Audits, feedback gathered through statewide focus groups regarding local structure and services, gaps, and needs in all 13 LHCC



areas. The Strategic Plan is focused on local accountability in the administration and alignment of funding, data quality, and program services as defined by the CoC, HUD guidance and regulations, as well as the nationally implemented System of Performance Measures. HCD supports the CoC funding priorities and administers a single statewide instance of the statewide Homeless Management Information System (HMIS). Additionally, the State's partnership with the CoCs provides AdHoc, on-going and quarterly training opportunities to enhance the response of service providers addressing the needs of all those experiencing or at risk of experiencing homelessness.

HCD staff are assigned to support a specific LHCC within CoCs, by attending monthly LHCC meetings, allocation committees, data collection efforts, providing monitoring and technical assistance in order for funded projects to be successful. With LHCC participation in the SHCC Allocation Committee prioritization process for HCD Homelessness Funding, the state coordinates the prioritization of funding for projects that meet the unique needs of: families with children, transitional-aged youth, single men or single women, veterans, victims of domestic violence, individuals and families with a disability, behavioral health disorders, including mental health or substance use disorders, those who are medically frail or terminally ill, including individuals and families experiencing chronic homelessness, individuals exiting prison or jail, or, individuals who suffer from other serious challenges to employment and self-sufficiency.

The SHCC also specifically prioritizes the needs of homeless families with children through HCD Homelessness and CoC funding, emphasizing the use of Temporary Assistance for Needy Families (TANF). Ending veteran homelessness continues to be an area of focus in Utah. The SHCC, HCD, CoCs, and The Veterans Administration are committed to implementing structural supports to more rapidly identify and connect veterans to services. The State continues to support youth specific homeless resource centers and projects throughout the state. In coordination with the CoCs the State is actively working to remove barriers that prevent these youth from accessing needed services.

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

Consultation and coordination for allocation of funding and development of performance standards takes place with the CoCs through the State Homeless Coordinating Committee (SHCC), the Local Homeless Coordinating Committees (LHCC), and Utah Homeless Network (UHN). UHN includes:

- Department of Workforce Services, Housing and Community Development Staff
- HUD Collaborative Applicant Staff
- Balance of State CoC, Mountainland CoC, & Salt Lake CoC
- Bear River LHCC Chair

- Carbon/Emery LHCC Chair
- Davis LHCC Chair
- Grand LHCC Chair
- Iron LHCC Chair
- Mountainland LHCC Chair
- Salt Lake LHCC Chair
- San Juan LHCC Chair
- Six County LHCC Chair
- Tooele LHCC Chair
- Uintah LHCC Chair
- Washington LHCC Chair
- Weber LHCC Chair

Through the SHCC, Utah evaluates progress annually and works collaboratively with the LHCCs to develop performance improvement plans. The LHCCs are the designated local oversight bodies that are responsible to:

- 1) Develop a common agenda and vision for reducing homelessness in their respective regions;
- 2) Develop a spending plan that coordinates the funding supplied to local stakeholders;
- 3) Monitor the progress toward achieving state and local goals; and
- 4) Align local funding to projects that are improving outcomes and targeting specific needs in the community.

**Allocation Process for ESG and Homelessness Programs Funding:**

- State ESG funds are administered by the Utah Department of Workforce Services, Housing and Community Development Division (HCD). Funds are allocated through the HCD Homelessness Programs Funding (HPF) process.
- The HPF is one competitive grant process that includes ESG, HOPWA, Temporary Assistance for Needy Families (TANF) for homelessness, state general fund in the Pamela Atkinson Homeless Trust Funds (PAHTF), and state appropriated funding through the Homeless to Housing Restricted account. These funds are, with few exceptions, dedicated to those who are literally homeless as defined by HUD.
- Funding priorities and allocation recommendations are determined through local prioritization processes which take into consideration project performance standards and outcomes.
- LHCC funding recommendations are presented to the Allocation Committee, a sub-committee of SHCC. The Allocation Committee includes representatives from the SHCC voting members or their designees as well as representatives from the CoC.

### **Performance Standards and Evaluation of Outcomes:**

Funding allocations are prioritized for project services and interventions that focus on making episodes of homelessness rare, brief, and nonrecurring. Performance standards and evaluation of outcomes take place in the funding allocation process. These standards were developed in consultation with the CoCs through a strategic planning process in 2019. All funded projects have contract performance measures specific to the project type and expected outcomes related to the key system measurements of progress in alignment with The State of Utah Strategic Plan on Homelessness are to:

- Reduce the number of first-time individuals who experience homelessness
- Reduce days spent in emergency beds or shelters
- Reduce the number of individuals who return to homelessness, and
- Increase the number of individuals who are placed in, or retain permanent housing

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BEAR RIVER ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bear River Association of Governments has partnered with HCD on CDBG funded rural community development projects in the Bear River Region.
2	<b>Agency/Group/Organization</b>	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Five County Association of Governments has partnered with HCD on CDBG funded rural community development projects in the Five County Region.
3	<b>Agency/Group/Organization</b>	SIX COUNTY ASSOCIATION OF GOVERNMENT
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Six County Association of Governments has partnered with HCD on CDBG funded rural community development projects in the Six County Region.
4	<b>Agency/Group/Organization</b>	Southeastern Utah Association of Local Governments
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Southeastern Utah Association of Local Governments has partnered with HCD on CDBG funded rural community development projects in the Southeastern Utah Region.
5	<b>Agency/Group/Organization</b>	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mountainland Association of Governments has partnered with HCD on CDBG funded rural community development projects in the Mountainland Region.
6	<b>Agency/Group/Organization</b>	Wasatch Front Regional Council
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wasatch Front Regional Council has partnered with HCD on CDBG funded rural community development projects in the Wasatch Front Region.
7	<b>Agency/Group/Organization</b>	UINTAH BASIN ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Uintah Basin Association of Governments has partnered with HCD on CDBG funded rural community development projects in the Uintah Basin Region.

**Identify any Agency Types not consulted and provide rationale for not consulting**

HCD has consulted with all community partners during the process of planning for the 2022 Program Year.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	HCD	HCD coordinates with the COCs in developing comprehensive approaches to ending homelessness

**Table 3 - Other local / regional / federal planning efforts**

## **AP-12 Participation**

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

HCD has engaged the public in many forms as part of the process of creating this plan. The CDBG program requires each AOG receiving state CDBG funds to create their own Regional Annual Action Plan. AOGs are required to involve the public, this is done through community outreach as AOG staff and HCD staff hold How-to-Apply Workshops throughout the state. Each AOG is required to have a public comment period and post public hearings. The ESG and HOPWA programs are constantly coordinating with the COCs, nonprofit organizations and other partners in working together within the framework established by the State Homelessness Coordinating Committee. In this process they are very connected to the front line service agencies working with homeless populations. The homeless effort is a very public issue in Utah and citizens have been participating in making their views known every step of the way.

The primary opportunity for the public to comment on the action plan goals occurs at the hearing held for the 2022 Annual Action Plan. Members of the public are notified and given an opportunity to comment on the Action Plan when it is posted to the Utah Public Notice Website: <https://www.utah.gov/pmn/>. The Annual Action Plan is included in the notice. The notice is provided on the pages dedicated to the Olene Walker Housing Loan Fund, which manages HOME and HTF, the Community Development Block Grant Program, which manages the CDBG program, and the State Office of Homeless Services, which manages the ESG and HOPWA funds. Interested members of the public subscribe to be notified when notices are posted



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community				
2	Public Hearing	Housing	Two members of the public attended	The members who attended recommended training for the Board Members to assist in project review.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Other Housing/Acquisition Admin and Planning Housing/SFHR Public Facilities Infrastructure  Public Services	TBD	0	0	TBD	TBD	HCD is assuming stable funding levels for all future years during the Con Plan Period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	TBD	0	0	TBD	TBD	HCD is assuming stable funding levels for all future years during the Con Plan Period
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	TBD	0	0	TBD	TBD	HCD is assuming stable funding levels for all future years during the Con Plan Period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	TBD	0	0	TBD	TBD	HCD is assuming stable funding levels for all future years during the Con Plan Period
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	TBD	0	0	TBD	TBD	HCD is estimating future allocations of \$3,000,000 per year.

**Table 1 - Expected Resources - Priority Table**

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

### **matching requirements will be satisfied**

The HOME and HTF programs use HUD allocations to fund multifamily housing developments. HCD also uses state funds to fund Multifamily Housing Projects. These state funds satisfy federal matching requirements for the HOME Program. The State, HOME, and HTF funds are highly leveraged as most of the multifamily projects funded also utilize a combination of LIHTC, private, and municipal funds. In past years leveraging ratios have averaged approximately 17:1 leveraging ratio with \$17 dollars being spent on projects for each dollar HCD invests.

The CDBG program does not have match requirements, however, applications receive additional points if other funds are contributed to the project. During initial application submission a “Commitment of Funds” letter is required for all other funds contributed to fund a project. Overall, almost all of the projects being funded with CDBG have a substantial amount of other funds committed. CDBG continues to serve a critical role as gap financing for critical projects throughout the non-entitlement areas of the state

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

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME and HTF New Rental Construction	2020	2024	Affordable Housing	State of Utah	New HOME and HTF Affordable Housing	HOME: TBD HTF: TBD	Rental units constructed: 5 Household Housing Unit
	HOME and HTF Rehabilitation/ Preservation	2020	2024	Affordable Housing	State of Utah	Existing HOME and HTF Affordable Housing Rehabilitated or Preserved	HOME: TBD HTF: TBD	Rental units rehabilitated: 5 Household Housing Unit
2	CDBG Single Family Housing Rehab	2021	2025	Affordable Housing	Bear River Association of Governments (BRAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local	CDBG Affordable Housing	CDBG: TBD	Homeowner Housing Rehabilitated: 53 Household Housing Unit

					Governments (SEUALG) Six County Association of Governments (SCAOG)			
<b>3</b>	CDBG Public Facilities	2021	2025	Non-Housing Community Development	Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)	CDBG Community Capital Improvements	CDBG: TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 31,460 Persons Assisted



<b>4</b>	Make Homelessness Rare	2020	2024	Homeless	State of Utah	Make Homelessness Rate	ESG: TBD	Homelessness Prevention: 5000 Persons Assisted
<b>5</b>	Make Homelessness Brief	2020	2024	Homeless	State of Utah	Make Homelessness Brief	ESG: TBD	Homeless Person Overnight Shelter: 2500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2500 Beds Homelessness Prevention: 2500 Persons Assisted
<b>6</b>	Make Homelessness Non-Recurring	2020	2024	Homeless	State of Utah	Make Homelessness Non-Recurring	ESG: TBD	Overnight/Emergency Shelter/Transitional Housing Beds added: 2500 Beds
<b>7</b>	HOPWA- Assistance for Persons with HIV/AIDS	2020	2024	Non-Homeless Special Needs	State of Utah	HOPWA Support HIV/AIDS housing and case management	HOPWA: TBD	Tenant-based rental assistance / Rapid Rehousing: 26 Households Assisted Housing for People with HIV/AIDS added: 26 Household Housing Unit HIV/AIDS Housing Operations: 26 Household Housing Unit
<b>8</b>	CDBG Public Services	2021	2025	Non-Housing Community Development	Bear River Association of Governments	CDBG Public Services	CDBG: TBD	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

					(BRAG)			
<b>9</b>	CDBG Other Affordable Housing	2021	2025	Affordable Housing	State of Utah	CDBG Public Infrastructure	CDBG: TBD	14 Rental Units Constructed, 4 Rental Units Rehabilitated, 10 Homeowner Housing Added, 4 Homeowner Housing Rehabilitated, 57 Direct Financial Assistance to Homebuyers
<b>10</b>	CDBG Administration and Planning	2021	2025	Admin/PLanning	State of Utah	CDBG Administration and Planning	CDBG: TBD	Admin and Consolidated Planning in 7 regions of the state
<b>11</b>	CDBG Economic Development	2021	2025	Non-Housing Community Development	State of Utah	CDBG Economic Development	CDBG: TBD	Economic Development is not a priority in Utah's Small Cities CDBG Program
<b>12</b>	CDBG Public Infrastructure	2021	2025	Non-Housing Community Development	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Five County Association of	CDBG Public Infrastructure	CDBG: TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,338 Persons Assisted

					Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)			
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**Table 2 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	HOME and HTF New Affordable Housing
	<b>Goal Description</b>	Projects completed within this category are typically completed in subsequent programs years. Therefore, HCD anticipated very limited accomplishments to be reported on this funding within this program year.

<b>2</b>	<b>Goal Name</b>	CDBG Single Family Housing Rehab
	<b>Goal Description</b>	Four of the seven regional association of governments operate single-family housing rehab programs. Single Family Housing Rehab will benefit low to moderate income households in the Bear River, Uintah Basin, Southeast and Six County regions throughout Utah
<b>3</b>	<b>Goal Name</b>	CDBG Public Facilities
	<b>Goal Description</b>	Public facilities such as community centers, fire stations, senior centers and food banks are the most common public facilities funded through the State of Utah CDBG program. Serve 10,486 low to moderate income households.
<b>4</b>	<b>Goal Name</b>	Make Homelessness Rare
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Make Homelessness Brief
	<b>Goal Description</b>	
<b>6</b>	<b>Goal Name</b>	Make Homelessness Non-Recurring
	<b>Goal Description</b>	
<b>7</b>	<b>Goal Name</b>	HOPWA- Assistance for Persons with HIV/AIDS
	<b>Goal Description</b>	
<b>8</b>	<b>Goal Name</b>	CDBG Public Services
	<b>Goal Description</b>	Activities include the purchase of Meal-on-Wheels and senior transportation vehicles etc.. - Serve 129 low to moderate income families in Cache County.

9	<b>Goal Name</b>	CDBG Other Affordable Housing
	<b>Goal Description</b>	Activities include land acquisition or construction of infrastructure for the development of housing and also multi-family housing rehabilitation. Home Buyer assistance programs are also included in these types of Projects. Serve 107 low to moderate income families in Cedar City, Milford, Southeast, Uintah Basin, Tooele and Bear River.
10	<b>Goal Name</b>	CDBG Administration and Planning
	<b>Goal Description</b>	CDBG administration, consolidated planning and other community planning assistance activities are carried out by the seven regional associations of governments. Activities include AOG administration and planning activities and project administration for the following areas:  Five County Region (Beaver, Kane, Garfield, Iron, Washington) Mountainland Region (Wasatch, Summit) Six County Region (Juab, Millard, Piute, Sanpete, Sevier, Wayne) Southeastern Region (Carbon, Emery, Grand, San Juan) Uintah Basin Region (Daggett, Duchesne, Uintah) Bear River Region (Cache, Rich, Box Elder) Wasatch Front Regional Council (Tooele, Morgan, Weber)
11	<b>Goal Name</b>	CDBG Economic Development
	<b>Goal Description</b>	No applications for economic development activities were received for the 2022 program year. No economic development activities were funded.
12	<b>Goal Name</b>	CDBG Public Infrastructure
	<b>Goal Description</b>	Activities include water/sewer, curb and gutter, streets and sidewalks. Serve 4,330 low to moderate income households in Mount Pleasant, Washington Terrace, Wendover, Uintah City, Smithfield, Cornish, Coalville, Kamas and Francis.

## AP-25 Allocation Priorities

### Introduction:

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

### Funding Allocation Priorities

	HOME and HTF New & Rehabilitation of Affordable Housing (%)	CDBG Single Family Housing Rehab (%)	CDBG Public Facilities (%)	Make Homelessness Rare (%)	Make Homelessness Brief (%)	Make Homelessness Non-Recurring (%)	HOPWA-Assistance for Persons w HIV/AIDS (%)	CDBG Public Services (%)	CDBG Other Affordable Housing (%)	CDBG Administration and Planning (%)	CDBG Economic Development (%)	CDBG Public Infrastructure (%)	Total (%)
CDBG	0	10	38	0	0	0	0	3	7	9	0	33	100
HOME	100	0	0	0	0	0	0	0	0	0	0	0	100
HOPWA	0	0	0	0	0	0	100	0	0	0	0	0	100
ESG	0	0	0	30	42	28	0	0	0	0	0	0	100
HTF	100	0	0	0	0	0	0	0	0	0	0	0	100

Table 3 – Funding Allocation Priorities

### Reason for Allocation Priorities

These priorities were assigned according to estimates by HCD staff as to the proportion of funding which will be dedicated towards the various priorities identified.

For the CDBG program, each Association of Governments adopted a rating and ranking system for the 2022 program year based on regional

priorities. Applications were scored and awarded funding accordingly. Public facilities and public infrastructure continue to be the biggest priorities across the state.

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

The proposed distribution of funds will address the needs identified by funding projects to assist needed communities, infrastructure, and housing identified as needing assistance.

## AP-30 Methods of Distribution

### Distribution Methods

Table 4 - Distribution Methods by State Program

<b>1</b>	<b>State Program Name:</b>	National Housing Trust Fund
	<b>Funding Sources:</b>	HTF
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The National Housing Trust Fund (NHTF) program provides funding to support the construction and/or rehabilitation of rental housing affordable to extremely low-income households.</p> <p>The Olene Walker Housing Loan Fund (OWHLF) is the HTF grantee for the state of Utah. This fund is part of the Utah Housing and Community Development (HCD) Division. OWHLF partners with public and private organizations to create and preserve quality affordable housing for Utah's extremely low-, low-income, and moderate-income community. To achieve this goal, OWHLF supports the construction, rehabilitation and purchase of affordable multi-family throughout Utah. These programs are based on fair, open and competitive processes for applicant proposals that create and preserve low-income housing units.</p>
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>Applications are accepted on a quarterly basis and are competitively scored. The maximum score is 700 points. Scoring is based on the number of 15%-25% AMI units (400 points), the number of ELI units (200 points), the number of special needs units (40 points), rental assistance (40 points), rent limits (15 points), location (5 points), and capacity of applicant (no points).</p>



<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>All resources will be used for the construction or rehabilitation of affordable rental housing development.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>A number of thresholds are required during the application process that include, but are not limited to: eligible activity, project and property type; architectural plans; an affirmative marketing plan; evidence of site control; project schedule; construction cost estimates, project development budget; operating pro forma; financing documentation; development capacity information; the amount of funds invested per unit does not exceed the program limits and is at least \$1,000/unit; and other information (all of which is noted within the state application).</p> <p>OWHLF does not award more than \$1 million to any one applicant. Applicants which are building multi-stage projects are allowed to submit for more funds upon initiation of a new phase of their construction. The OWHLF Board has discretion to award more than \$1 million to a single project if they so choose. This is an extremely rare occurrence.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>We expect to be able to fund the construction and/or rehabilitation of affordable rental housing for extremely low-income households.</p>

2	<b>State Program Name:</b>	HOME
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The Home Investment Partnership Program (HOME) provides funding for the construction and/or rehabilitation of rental housing and the construction of owner-occupied housing.</p> <p>The Olene Walker Housing Loan Fund (OWHLF) is the HOME grantee for the state of Utah. This fund is part of the Utah Housing and Community Development (HCD) Division. OWHLF partners with public and private organizations to create and preserve quality affordable housing for Utah's very low -income, low-income and moderate-income community. To achieve this goal, OWHLF supports the construction, rehabilitation and purchase of affordable multi-family and single-family housing units throughout Utah. These programs are based on fair, open and competitive processes for applicant proposals that create and preserve low-income housing units.</p>
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>Applications are accepted on a quarterly basis and are competitively scored. The maximum score is 100 points. Scoring is based on loan leveraging (25 points), new capacity (20 points), AMI targeting (15 points), community support (10 points), location (10 points), substantial rehabilitation (10 points), unit sizes (5 points), and “green” projects (5 points).</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HCD uses federal HOME funds specifically to support our multi-family rental housing program and also our single family Self-Help Program.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>A number of thresholds are required during the application process that include, but are not limited to: eligible activity, project and property type; architectural plans; an affirmative marketing plan; evidence of site control; project schedule; construction cost estimates, project development budget; operating pro forma; financing documentation; development capacity information; the amount of funds invested per unit does not exceed the program limits and is at least \$1,000/unit; and other information (all of which is noted within the state application).</p> <p>OWHLF does not award more than \$1 million to any one applicant. Applicants which are building multi-stage projects are allowed to submit for more funds upon initiation of a new phase of their construction. The OWHLF Board has discretion to award more than \$1 million to a single project if they so choose. This is an extremely rare occurrence.</p>
<p><b>What are the outcome measures expected as a</b></p>	<p>OWHLF has chosen to promote the creation of new affordable multifamily units for extremely low-, low-, and moderate-income households. Our method of distribution reflects this priority. Funds are also distributed to support HCD's goal to end chronic homelessness. We expect applicants to promote green building standards, large unit sizes, and large leveraging as a result of our rating system.</p>

	<b>result of the method of distribution?</b>	
<b>3</b>	<b>State Program Name:</b>	State of Utah HOPWA Program
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Housing Opportunities for Persons with AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of persons living with HIV/AIDS and their families. The HOPWA funds are appropriated annually through the U.S. Department of Housing and Urban Development (HUD) by formula to eligible states that meet the minimum number of cumulative AIDS cases. As an eligible state (grantee), the State of Utah receives a HOPWA formula grant, administered by the State Community Services Office (SCSO), Housing and Community Development Division, Department of Workforce Services. The HOPWA Program aims to assist HOPWA eligible households to: (1) Increase access to healthcare and other supportive services necessary to focus on managing their disease, (2) Avoid becoming homeless while facing severe challenges in meeting personal and medical needs in addition to their housing costs, (3) Gain more stability, continue case management and have better health options.
	<b>Describe all of the criteria that will be used to select</b>	The selection criteria for awarding of HOPWA funds are based on an analysis of the number of households living with HIV/AIDS and the location of available services. HPO released a request for proposal to nonprofits across the state of Utah. Agencies are awarded funds based upon their demonstrated capacity to achieve the following: (1) Identify people living with HIV/AIDS, (2) Increase inventory of affordable units for people living with HIV/AIDS, (3) Provide direct client support to obtain or maintain housing and

<p><b>applications and the relative importance of these criteria.</b></p>	<p>prevent homelessness, (4) Identify resources for people living with HIV/AIDS. In order to ensure that households being served with HOPWA funds will avoid the threat of homelessness, particular consideration will be given to those agencies that were funded in the previous program year and demonstrated effective use of funds. An HIV/AIDS Housing Steering Committee (a committee of medical care providers, housing agencies and HOPWA project sponsors) remains in direct contact with people living with HIV/AIDS. Their combined knowledge of the medical and supportive services providers ensures that distribution of funds is equitable among the providers and client needs throughout the state.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Project sponsors are non-profits (including faith-based organizations) or government agencies targeting services to individuals living within the State's metropolitan statistical areas. Project sponsors must demonstrate the ability to manage the HOPWA program and all applicable State and Federal policies and procedures including compliance with Federal and State non-discrimination laws. Project sponsors must have established internal control and fiscal accounting procedures. Project sponsors should demonstrate the ability to coordinate, where appropriate, client services with other services providers and leverage, where possible, other resources toward meeting overall client needs and program goals. Program Sponsors must demonstrate the ability to meet all reporting and record keeping requirements including maintaining the confidentiality of client records. Project Sponsors must demonstrate that they can and will make third party payments without identifying clients as HOPWA recipients or as having HIV or AIDS.</p> <p>The funding allocation is a competitive process that begins with a Request for Proposal (RFP). This competitive process includes the review of proposals and funding recommendations offered by a diverse group of stakeholders: State HOPWA Allocation Committee, Grantee staff, Other State and/or local government representatives, Continuum of Care representatives, Other service providers, and Community members. The HOPWA Allocation Committee reviews and assesses against desired program criteria, and awards are made to individual organizations.</p> <p>The State HOPWA program posts public notice for RFP in the on the Department of Workforce Services Grant page (<a href="https://jobs.utah.gov/department/rfg/index.html">https://jobs.utah.gov/department/rfg/index.html</a>) and the HCD Homelessness Programs grant page (<a href="https://jobs.utah.gov/housing/homelessness/index.html">https://jobs.utah.gov/housing/homelessness/index.html</a>) to apply for HOPWA funding.</p>

	Application workshops are held to educate and inform applicants on how to apply for funding. The deadline for application submission is set before the workshop.
<b>Describe how resources will be allocated among funding categories.</b>	HCD will only use the authorized administrative cost limit of 3% to manage the program. Project sponsors will be limited to the authorized administrative cost of 7%. This will be monitored when HCD processes requests for funds. Other than administration funds, HOPWA has emphasized rental assistance for persons with HIV/AIDS. HUD provides HOPWA grantees the flexibility to determine how best to apportion recipients.
<b>Describe threshold factors and grant size limits.</b>	There are no limits or threshold factors in the awarding of HOPWA funds.
<b>What are the outcome measures expected as a result of the method of distribution?</b>	As a result of HOPWA's method of distribution HOPWA expects to; (1) increase inventory of affordable units for people living with HIV/AIDS, (2) provide direct client support to obtain or maintain housing and prevent homelessness, and (3) identify resources for people living with HIV/AIDS.

4	<b>State Program Name:</b>	The State of Utah Emergency Solutions Grant Program
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Emergency Solutions Grant (ESG) Program provides financial assistance and essential services to homeless individuals and families. ESG provides housing relocation services to align homeless households with affordable housing and activities that promote self-sufficiency and stability.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	The State of Utah ESG program awards funding through a competitive Request for Proposal (RFP) process. The HCD Homelessness Funding application process includes ESG, TANF, HOPWA and state appropriations in order to coordinate priorities and to meet the match requirement for ESG funding. The State Homeless Coordinating Committee (SHCC) sets state priorities for the competitive grant process based on HUD Hearth Act, HUD priorities in regard the chronic, veterans, families and youth as well as the specific needs identified in collaboration with partners and CoCs. HCD coordinates the review process with SHCC Allocation Committee which includes CoC leadership and the Collaborative Applicant Lead Agency in order to align goals and resources. HCD utilizes ESG for applications that support HUD goals and objectives. The Allocation Committee is given scoring criteria for each section of the application including: General Information, Project Information, Agency Overview, Funding Purpose, Project Inventory, Project Allowable Activities, Project Description, Funding Gap Analysis, Homelessness Budget, and required Application Attachments. HCD follows HUD direction to allocate no more that 60% of ESG funds for shelter and outreach. The primary focus is Rapid Rehousing dollars for those staying in shelters who are literally homeless and street outreach to identify unsheltered households and offer services and housing.
	<b>Describe the process for awarding funds to state</b>	The State of Utah, Housing and Community Development (HCD), has consolidated both state and federal sources of homelessness program grants into a single application process, HCD Homelessness Funding.

<p><b>recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>This competitive RFP for funding is open to: Public or private not-for-profit organizations, faith-based organizations, state departments and agencies, units of local governments and Indian tribal governments.</p> <p>A statewide allocation plan was developed by an allocation committee and approved by the interagency council on homelessness (the State Homeless Coordinating Committee (SHCC)). The HCD Homelessness Programs Office oversees the funding process for proposals from programs statewide that serve homeless persons according to HUD’s definition of homelessness. All agencies that serve households experiencing homelessness with services that fall within state and federal goals are encouraged to apply. Training is provided for the application process as well as training of ESG regulations and requirements. The SHCC, Allocation Committee scores and prioritizes funding proposals, then, creates recommendations regarding the distribution of ESG. The recommendations are presented to the SHCC for final approval.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>As per HUD’s guidelines: no more than 60% will be allocated to Street Outreach and Emergency Shelter activities. The remaining 40%+ are allocated to Rapid Re-housing and HMIS.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The ESG Program has no threshold factors or grant size limits.</p>



	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>By prioritizing Emergency Shelter, Street Outreach and Rapid Rehousing projects throughout the state that target only literally homeless and those who are most vulnerable, HCD expects the following outcomes: 1) Reduction in the number of people living on the streets or in emergency shelter, 2) Reduction in the length of time individuals and households remain homeless, and 3) Increase in exits to a permanent housing destinations.</p>
5	<p><b>State Program Name:</b></p>	<p>Utah Small Cities Community Development Block Grant Program</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Utah Small Cities Community Development Block Grant Program is dedicated to the promotion of local community development in rural Utah. The CDBG program funds activities such as infrastructure development, affordable housing, and public services. This program is an essential part of promoting sustainability in Utah’s rural communities.</p>
	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Annually, Utah provides an allocation to each of the regional associations of governments (AOGs) who then score applications based on approved rating and ranking systems. The 2022 State allocation will be divided 7 ways. Cities over 50,000 and counties over 200,000 in population receive their own allocations of federal CDBG funds directly from HUD and are not factored into this calculation. Each AOG has developed its own rating and ranking system to determine how to award CDBG funds to applicants. The 7 mandated criteria are as follows:</p>

	<p>1) “Capacity to carry out the grant”. In other words the grantee must have a history of successful grant administration in order to receive full points in this category.</p> <p>2) “Housing stock”. Housing is a state priority. Housing projects that improve or expand affordable housing stock are given additional points.</p> <p>3) .“Affordable housing plan”. Utah House Bill 259 requires all cities and counties to address the problems associated with the availability of affordable housing in their community’s plan.</p> <p>4) “Extent of Poverty”. Points are given for the percentage of low-income, and very low-income persons benefiting either from the project or carried out in a low-income community.</p> <p>5) “Financial commitment to community development”. Points are given to communities who show commitment based on criteria selected by the regional AOGs.</p> <p>6) “Project Maturity”. Each application must contain a specific and detailed scope of work that contains a narrative description and a detailed cost estimate. The AOG should determine the immediate viability of the project. Leveraging is also considered as part of this criteria.</p> <p>7) “Planning”. The AOGs review the 5-year Consolidated Plans, as well as more recent annual updates to the consolidated plan, when available, and then establish regional priorities and award points accordingly.</p> <p>Additional criteria chosen by each AOG can be added to the criteria listed above.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The Utah Small Cities CDBG program goes to great lengths to ensure that all eligible applicants are notified and prepared to apply for CDBG funds. On an annual basis the State holds 11 How-to-Apply workshops throughout the state. Counties, cities, towns, and private and public service providers are invited to attend. In this workshop State staff and AOG representatives present and review the annually updated CDBG Application Policies and Procedures manual. This manual clearly outlines the procedures for applying for CDBG funds. It explains the CDBG rating and ranking systems, important deadlines, and all other information needed to successfully apply for funds. These workshops are well attended. The application policies and procedures manual is also on CDBGs website at <a href="https://jobs.utah.gov/housing/community/cdbg/publications.html">https://jobs.utah.gov/housing/community/cdbg/publications.html</a></p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>CDBG funding categories include admin, planning, technical assistance, housing, public facilities, public services, public Infrastructure and “other”. Each AOG has developed their own rating and ranking system according to the needs of their region. The rating and ranking systems promote certain project types over others. However, regional funding priorities reflect the needs of the region. The state has final approval authority over these systems, and they must include the state’s mandatory elements (Public Participation, Capacity to Carry Out the Grant, Housing Stock, Affordable Housing Plan, Extent of Poverty, Financial Commitment to Community Development, Project Maturity, and Planning). The rating and ranking systems are evaluated each year and modifications are made. Special efforts continue to eliminate subjectivity and create clear scoring criteria.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The minimum CDBG grant award is \$30,000. Some AOGs have chosen to limit the maximum grant size. However, this varies by region. Most grants range from \$100,000 to \$300,000.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The 2022 Method of Distribution uses a formula that takes into account the following criteria that are applied to each region.</p> <ul style="list-style-type: none"> <li>% of State LMI Population</li> <li>Average Poverty Rate</li> <li>Pre 1980 Housing</li> <li>Pre-Approved LMI Communities</li> </ul> <p>This formula will focus resources in the rural communities that have the greatest need.</p>

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## **AP-35 Projects**

### **Introduction:**

This section will be completed in an amendment at the end of the program year once all funding decisions have been made.

**AP-40 Section 108 Loan Guarantee**

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

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

## **AP-45 Community Revitalization Strategies**

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

No

**State's Process and Criteria for approving local government revitalization strategies**

N/A

## AP-50 Geographic Distribution

### Description of the geographic areas of the state where assistance will be directed

The only instance in which HUD funds are distributed geographically is the CDBG funds which are distributed throughout the state to the seven associations of governments. The AOGs determine their priorities and make funding decisions. Within rural Utah there are a great many communities which are low-income. None of these are designated racial or ethnic areas of poverty (RCAP or ECAPs). None of the seven regional organizations have geography based set asides for communities or neighborhoods within their respective regions. The CDBG funds are allocated geographically as follows: Bear River AOG 14%, Five County 16%, Mountainland 11%, Six County 15%, Southeastern 14%, Uintah Basin 11% and Wasatch Front 19 %.

HOME, HTF, HOPWA and ESG funds are not distributed geographically. These funds account for approximately 58% of the total funds HUD allocated to Utah.

### Geographic Distribution

Target Area	Percentage of Funds
State of Utah	58
Mountainland Association of Governments (MAG)	6
Bear River Association of Governments (BRAG)	6
Five County Association of Governments (FCOAG)	6
Uintah Basin Association of Governments (UBAG)	6
Southeastern Utah Association of Local Governments (SEUALG)	6
Six County Association of Governments (SCAOG)	6
Wasatch Front Regional Council (WFRC)	6

Table 6 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

HOME, HTF, HOPWA and ESG funds are not distributed geographically. CDBG funds are allocated to the seven regional associations of governments based on the CDBG Method of Distribution (MOD) approved annually by the CDBG Policy Committee. This allocation formula includes weighted criteria. The percent of funds which they receive in relation to the total funds the five CPD programs receive is listed above. HOME and HTF funds prioritize rural areas in their project scoring methodology. However, the NHT



allocation plan does not have a set aside for specific rural areas.

## Affordable Housing

### AP-55 Affordable Housing

#### Introduction:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	129
Special-Needs	20
Total	299

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	28
Rehab of Existing Units	62
Acquisition of Existing Units	39
Total	299

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

#### Discussion:

The CDBG program will assist 14 households with rental units constructed, 4 households with rental units rehabilitated, 10 households with homeowner housing added, 4 households with homeowner housing rehabilitation and 57 households with direct financial homebuyers assistance. The HOME and HTF programs plan on assisting 25 persons with construction of new units, 10 persons with rehab of existing units, and 5 persons with acquisition of existing units.

## **AP-60 Public Housing**

### **Introduction:**

The CDBG program supports affordable housing through the following programs: Single Family Housing Rehab, Home-Buyer Assistance, Self-Help Housing and other housing activities.

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

The State of Utah CDBG program has historically provided funding to cities and counties that pass through grants to the following rural housing authorities that operate public housing units: Cedar City, Beaver City, Carbon County, Emery County and Tooele. Most of the funding is used for multi-family housing rehabilitation.

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

All public housing residents are given notice of the HA board meetings and are invited to attend. Most of the PHA's have resident meetings that are held as needed to discuss any issues. Aside from a homeownership assistance program at Weber Housing Authority, we are unaware of any homeownership assistance programs being offered by the other housing authorities.

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

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

## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

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

The State of Utah Strategic Plan on Homelessness outlines several goals to make homelessness in Utah rare, brief, and non-recurring. The goals are evaluated annually. Refer to page 4, 10, 14, 16, and 17 of the State Utah Strategic Plan on Homelessness.

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

1. Fewer days spent in emergency beds or shelters
2. Fewer persons returning to homelessness
3. Fewer first-time individuals who experience homelessness
4. More persons successfully retaining housing

**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**

Benchmarks

Benchmark 1: Fewer first-time individuals who experience homelessness

SPM Baseline: Number of persons who become homeless for the first time (SPM 5) in Utah for FFY17, averaged for the three CoC’s is 3,378. Benchmark will be reestablished using FFY19 SPM by spring of 2020.

Benchmark 2: Fewer days spent in emergency beds or shelters.

SPM Baseline: Length of time persons remain homeless (SPM 1) indicates that the average length of stay in an emergency shelter statewide in FFY18 was 52 days in FFY18. Benchmark will be reestablished using

FFY19 SPM by spring of 2020.

Benchmark 3: Fewer persons returning to homelessness, and more persons successfully retaining housing.

SPM Baseline: The Extent to which Persons Who Exit Homelessness to Permanent Housing Destinations Return to Homelessness (SPM 2). In FFY17 an average of 34 percent of persons who exit homelessness to permanent housing destinations return to homelessness. Benchmark will be reestablished using FFY19 SPM by spring of 2020.

Benchmark 4: Fewer persons returning to homelessness, and more persons successfully retaining housing.

SPM Baseline: Successful Placement in, or Retention of, Permanent Housing (SPM 7). In FFY17, on average Utah CoC's had 89 percent of persons who were housed in permanent housing projects other than rapid rehousing exited to or retained permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

Refer to pages 25-35 of the State Utah Strategic Plan on Homelessness.

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

**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**

HCD follows the ESG requirement that all recipients must participate in their CoCs adopted coordinated entry system. ESG recipients utilize coordinated entry and assessment to make housing decisions. This systematic approach ensures resources are allocated to those in most need, provides the appropriate level of intervention, and decrease the amount of time a household will experience homelessness. Additionally, State ESG rapid rehousing funds are awarded to emergency shelters in an effort to facilitate moving chronically homeless individuals and families, veteran individuals and families and homeless youths into permanent housing. Additionally, we have implemented quarterly reporting for all of our state funded programs. These reports are broken into project types and focus heavily on how well we are progressing persons experiencing homelessness into housing, as well as demonstrating how well supportive services are stabilizing an individual or families housing. For example, street outreach projects report on the number of participants enrolled from a place not meant for habitation, and the number of participants exiting to a temporary destination, institutional setting, or permanent destination. Rapid Rehousing projects report on number of adults gaining or increasing employment and non-employment income, number of adults enrolled in mainstream benefits, and the average length of time between project start date and housing move-in date. There are established measures for emergency shelter, transitional housing, diversion, and permanent supportive housing. Tracking these measures enables the State to prioritize effective projects and engage in data driven outcome conversations.

Refer to pages 25-35 of the State Utah Strategic Plan on Homelessness.

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

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

There are several systems throughout the state in place aimed towards homeless prevention in order to help low-income individuals and families avoid becoming homeless. Community Action Programs and other non-profits provide wrap around services to address poverty and HCD is committed to supporting these efforts. TANF, HOPWA and CSBG grants are distributed state-wide to provide financial assistance to those who are extremely low-income and require short-term assistance in order to stabilize their

housing.

The Utah Department of Human Services' (DHS) Division of Child and Family Services (DCFS) Practice Guidelines require a transition plan be developed at least 90 days prior to discharge with youth exiting foster care at age 18 and prohibits discharge to homelessness. Transition discharge plan to include: support services; housing; health care/insurance; vocational/educational needs; employment/workforce support. Persons exiting foster care are routinely discharged to family members, foster parents, independent living situations such as apartments, student housing, and other supervised living conditions. They may also be discharged to group homes or community residences that include supports and supervision. HCD also supports the Homeless Youth Resource Center (HYRC) run through Volunteers of America. The HYRC provides case management, street outreach, and a drop-in center for at risk youth and homeless youth.

The Utah Department of Corrections and Public Safety participate on the State Homeless Coordinating Committee and work with Local Homeless Coordinating Committees to connect inmates being released to housing, emergency shelter and other community resources. Additionally, services are provided to inmates to reduce recidivism and housing stability including: education, substance abuse treatment, vocational training/certification, employment (job readiness and resume courses) and transitional cognitive courses. Discharge options include residential treatment, boarding homes, halfway houses, market rate apartments, and family /friends.

For a description of the programs that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing see MA-35.

HCD will continue to support the efforts made by partnering agencies and provide assistance when applicable. The DWS supportive services committee continues to refine protocol to support employment for those leaving incarceration, juvenile justice, and foster care.

Set-aside housing units will be targeted for compliance monitoring. HCD will ensure that housing units originally targeted to support discharged populations continue to target those populations. HCD will ensure that service providers are tapped into the State of Utah's affordable housing database of property and unit listings.

## AP-70 HOPWA Goals

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	21
Tenant-based rental assistance	20
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	3
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	44



## **AP-75 Barriers to affordable housing**

### **Introduction:**

Housing Affordability is an issue that HCD takes very seriously. A large majority of HCD's funds go towards promoting affordable housing in the form of new affordable units and preservation of existing affordable units. HCD works with cities to eliminate barriers to fair housing. State law requires communities to compete affordable housing plans as part of their general plan requirement. Jurisdictions that are required to submit a plan, must select three from a menu of twenty five strategies they can pursue to encourage affordable housing, such as waiving development fees, adopting zoning that encourages construction of high-density housing near transit lines, and etc.

In addition, the new NHTF monies are being used to create new affordable housing for extremely low-income households. While this is an important part of creating new affordable housing, NHTF funds will not be used in efforts to remove barriers to affordable housing at the local level.

### **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**

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

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

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

The affordable housing plans are intended to evaluate land use controls, tax policies, zoning ordinances,

building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Additionally, the HOME program awards points to applicants whose communities have written an affordable housing plan.

## **AP-85 Other Actions**

### **Actions planned to address obstacles to meeting underserved needs**

The biggest obstacle to underserved needs in the small cities CDBG program is the lack of adequate federal funding from HUD. As cities and counties have grown in population and left the state program, the annual allocation has dropped from a high of \$8.2 million in 2003 to only \$5.7 million in 2022. There simply isn't enough funding to meet the community development needs of the communities. Critical infrastructure projects; water, sewer, and public safety continue to be a high priority. With only \$600,000 - \$900,000 available in most regions, only two or three projects can be funded in each region, and their size and scope is limited. The regional rating and ranking systems award additional points for leveraged funds and this encourages applicants to seek matching funds for their projects. This system maximizes the CDBG impact throughout the state.

This is true for the other programs that HCD operates. A lack of funding is the primary concern for the HOME and HTF programs. Each year these programs are unable to adequately fund affordable projects, which would benefit that portion of the population, which is underserved.

### **Actions planned to foster and maintain affordable housing**

The HOME, ESG, and HOPWA programs are all focused on different segments of the housing market. These programs employ their own unique methods to fostering and maintaining affordable housing. The HOME program is dedicated to supporting affordable housing through the construction of new affordable housing units as well as acquisition and rehabilitation of existing units. Each year the HOME program is responsible for the creation of new affordable housing units. Over the last five years, OWHLF has averaged creating or preserving 938 affordable units per year. The HOME program works with all the properties it funds to ensure that the properties are operated successfully. HOME staff study all properties to determine that they are economically viable. HOME also inspects all properties it funds to ensure that affordable housing is maintained in good condition and that all residents have submitted appropriate paperwork and are correctly placed within their units. Units approved by HOME target (and are affordable to) individuals which on average earn 40 percent of the area median income.

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

The HOPWA program assists the placement of persons with HIV/AIDS into affordable housing units.

The CDBG program funds projects intended to support affordable housing. The Bear River and Uintah

Basin regions operate Homebuyer Assistance programs for low and moderate income homebuyers. The state CDBG program continues to preserve affordable housing units by supporting Single Family Housing Rehab programs in four of the seven AOG regions. Low and moderate income (LMI) families depend on the CDBG program to make critical improvements to their homes such as water/sewer lines, roof replacement, ADA modifications, and heating systems. These programs make it possible for many elderly LMI persons to stay in their homes.

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

### **Actions planned to reduce lead-based paint hazards**

The State of Utah has one of the lowest rates for lead poisoning for children under the age of 6 years, just one percent. Unlike the eastern United States, the housing stock in Utah is relatively new. Most of the housing stock is located in the Wasatch Front region where 76 % of the population resides. These urban, entitlement areas have received federal grants and are served by successful lead hazard reduction programs. The balance of the state that is served by the Utah small cities CDBG program has a small population and limited funding available for such targeted programs. Instead, most lead-based paint hazards are mitigated as a by-product of the Single Family Housing Rehab programs operated in four of the rural regions in the state. We encourage partnerships between the Weatherization, CDBG, HOME and NHTF programs so that, whenever possible, lead-based paint hazards can be mitigated in the homes that are being rehabilitated. NHTF funds are to be used primarily to create new housing so addressing lead-based paint hazards through the expenditure of NHTF funds will be rare. When such instances do occur they will be treated in the same manner as rehabilitation projects using other HUD funding such as HOME funding.

### **Actions planned to reduce the number of poverty-level families**

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

The small annual CDBG allocation combined with Utah's Method of Distribution makes it difficult to fund programs designed to reduce the number of poverty level families. By statute, the state's allocation is divided by seven regional organizations and these organizations have the authority and control over which projects will be funded. Since public service type projects are limited to 15% of the annual allocation, job training programs are uncommon. Instead, the priorities for 2022 continue to be public facilities, community infrastructure improvements and affordable housing. Single Family Housing Rehab programs throughout the state preserve the affordable housing stock in the rural areas and improve the

housing conditions for poverty-level families, but do not reduce their numbers.

The creation of affordable housing relieves the housing burden on low-income households. By creating affordable housing through the HOME program and NHTF program HCD is allowing poverty level households a level of stability not otherwise possible.

### **Actions planned to develop institutional structure**

There are no plans to change the method in which the federal block grant programs allocate their funds. Currently the HOME and HTF have very little institutional structure in that they do not funnel their funds through other entities.

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

The State ESG Program is a partner on the Utah State Homelessness Coordinating Committee (SHCC). The SHCC is committed to coordinating the efforts of public private and social service agencies in addressing homelessness. The SHCC and HCD efforts have been a valuable contribution towards federal goals to end homelessness. SHCC has pioneered efforts to demonstrate the value and feasibility of coordination between public private and social service agencies. The Olene Walker Housing Loan Fund also reaches out to both public private and social service agencies in its efforts. HCD works with cities, non-profits, and private developers and contractors in the course of completing its work.

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

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

## Program Specific Requirements

### AP-90 Program Specific Requirements

#### Introduction:

#### Community Development Block Grant Program (CDBG)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

#### HOME Investment Partnership Program (HOME)

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

as follows:

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

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

The OWHLF Recapture/Resale Policy is found in an attachment to this plan.

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

The OWHLF Recapture/Resale Policy is found in an attachment to this plan.

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

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

### **Emergency Solutions Grant (ESG)**

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

This will be included as an attachment

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

HCD works to ensure that all of the CoCs and subrecipients of ESG are participating in a coordinated assessment system. When monitoring, staff reviews these processes to ensure that subrecipients are actively participating. Additionally, the State's three CoCs have contracted for a quick assessment system to be built within HMIS. This quick assessment was vetted through the Local Homeless Coordinating Committees (LHCCs) by way of the coordinated assessment workgroup. Below are explanations of how the three CoCs have implemented a coordinated assessment system

The Balance of State (BoS) consists of 25 out of 29 counties throughout Utah. The BoS consists of 11 LHCCS. The majority of the LHCCs utilize the coordinated entry system within HMIS. The BoS CoC is also currently uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) as an initial assessment tool as a way of identifying vulnerable and chronically homeless persons that will be placed on a community-based housing wait list. Coordinated Entry policies allow participation from agencies that provide services to survivors of domestic violence. Each LHCC has

developed a specific policy on how its particular system will address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault or stalking, but who are seeking shelter or services from non-victim service providers, as well as Emergency Transfer Plans to assist in keeping all clients safe.

The Mountainland CoC operates the coordinated intake and assessment system through 2-1-1 in partnership with the housing and homeless service providers. A client may present for services at any CoC service provider or contact the Coordinated Entry system through United Way 2-1-1. Following the initial assessment, the system is consulted to give clear direction for accessing appropriate services. Persons are then tracked as they progress toward housing and/or support services. Prioritization is given to certain populations, such as vulnerable chronic homeless persons, DV survivors where housing is an element of their overall safety, and homeless families with children where family unity is essential.

Salt Lake COC has developed a collaborative, Coordinated Entry and Exit plan. Consensus exists for a COC wide, multi-access entry point quick assessment method for any homeless individual or family in need of emergency shelter or service. Our 211 system, service providers, government agencies, etc. publicize all existing access points. Anyone in need has clear direction for accessing appropriate services. After entry into an appropriate emergency service, individuals are tracked as they progress toward housing and/or support interventions. A community wide housing prioritization and placement process has been in place for two years. All homeless families and those individuals prioritized for PSH placements are guided toward this centralized process and placed into one of several housing programs depending on assessment. Standardized assessments include a quick assessment for emergency services and eligibility and enrollment materials for housing placements.

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

State ESG funds are allocated through the State's Request for Proposal (RFP) process:

The Homelessness Programs Office (HPO) develops the RFP that outlines the resources and regulations that are used to define and disseminate funding requirements, performance standards, contractual overview and application scoring guidance. HPO issues a press release publicizing the RFP release, and provides state-wide training on submission requirements. Any interested parties are invited to attend this training and apply for funding, including nonprofit organizations, community and faith-based organizations and local government entities. The training covers specific guidance for and presentation of funding priorities and any changes in application process. The conclusion of the training also marks the day the online application will be open.

After an appropriate amount of time and the application is closed, the HPO staff and the State Homeless Coordinating Committee (SHCC) sub-committee for Allocation, whose membership is



comprised of SHCC, LHCC and CoC representation begins reviewing the applications and score them based on projected LHCC support, services being provided, past performance and strength of application. A list of allocation recommendations is made to the SHCC, which is chaired by the Lt. Governor and is representative of homeless stakeholders statewide including the CoC chair (or designee) from each of the three CoCs.

Consultation and coordination for allocation of funding and development of performance standards takes place with the CoCs through the State Homeless Coordinating Committee (SHCC), the Local Homeless Coordinating Committees (LHCC), and Utah Homeless Network (UHN). UHN includes:

- Department of Workforce Services, Housing and Community Development Staff
- HUD Collaborative Applicant Staff
- State COCs
- LHCC Charis

Through the SHCC, Utah evaluates progress annually and works collaboratively with the Local Homeless Coordinating Committees (LHCC) to develop performance improvement plans. The LHCCs are the designated local oversight bodies that are responsible to:

- 1) Develop a common agenda and vision for reducing homelessness in their respective regions;
- 2) Develop a spending plan that coordinates the funding supplied to local stakeholders;
- 3) Monitor the progress toward achieving state and local goals; and
- 4) Align local funding to projects that are improving outcomes and targeting specific needs in the community.

#### **Allocation Process for ESG and Homelessness Programs Funding:**

- State ESG funds are administered by the Utah Department of Workforce Services, Housing and Community Development Division (HCD). Funds are allocated through the HCD Homelessness Programs Funding (HPF) process.
- The HPF is one competitive grant process that includes ESG, HOPWA, Temporary Assistance for Needy Families (TANF) for homelessness, state general fund in the Pamela Atkinson Homeless Trust Funds (PAHTF), and state appropriated funding through the Homeless to Housing Restricted account. These funds are, with few exceptions, dedicated to those who are literally homeless as defined by HUD.
- Funding priorities and allocation recommendations are determined through local prioritization processes which take into consideration project performance standards and outcomes.
- LHCC funding recommendations are presented to the Allocation Committee, a sub-committee of

SHCC. The Allocation Committee includes representatives from the SHCC voting members or their designees as well as representatives from the CoC.

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

As a state, Utah is not required to consult with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded. However, all state sub-recipients, are required to have homeless or previously homeless individuals on their boards.

5. Describe performance standards for evaluating ESG.

Working closely with the three CoCs in the state as well as other funders and service providers, HPO representatives provided direction and support for how funding priorities are considered in Emergency Solutions Grant allocations. Utilizing data sources like the annual 'Point in Time Count' and UHMIS outputs, HPO HMIS team works to assess progress on shared metrics such as an individual's average length of homelessness, likelihood to return to homelessness, and the percent of exits from emergency shelter, transitional housing, and rapid rehousing projects to permanent housing.

HPO representatives actively participate in meetings regarding the funding, policies and procedures for the administration of the Utah Homeless Management Information System (UHMIS). UHMIS helps homeless providers coordinate care, manage operations, and better serve clients by tracking client service needs over time. All ESG-funded entities participate in UHMIS. HPO works with CoC representatives to develop and share consistent UHMIS Standard Operating Procedures, UHMIS Data Quality Plan, and UHMIS training. All of which provides guidance on HMIS data elements for CoCs. UHMIS leadership also monitors all HMIS participating projects, including all State ESG funded projects.

### **Housing Trust Fund (HTF)**

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

Applications submitted by eligible recipients.

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

N/A

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

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

Eligible activities for National HTF are the production, preservation and rehabilitation of affordable rental housing developments in which all or a portion of the rental units are set aside for extremely low-income (30% AMI). Rents on NHTF units must not exceed thirty percent (30%) of the income of the individual or family qualified to occupy the HTF Unit. Rent limits are published by HUD annually.

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

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

Applications are accepted on a quarterly basis and are competitively scored. The application for NHTF funds is available at <https://jobs.utah.gov/housing/affordable/owhlf/programs.html>. This application is submitted to Daniel Herbert-Voss at [dhvoss@utah.gov](mailto:dhvoss@utah.gov). Application must be submitted before the application deadline. The dates of these board meeting are available at <https://jobs.utah.gov/housing/affordable/owhlf/index.html>. The next OWHLF board meetings is on July 14, 2022. Applicants are usually in communication with Daniel Herbert-Voss throughout the application process. Applicants are then brought before the OWHLF board and the board approves or denies the request for funds. As part of the board review, OWHLF staff make a recommendation to fund or not fund an applicant.

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

So far all applicants who have units below 30% AMI have been awarded funds. The state has a method

to score applicants should funding decisions be made between eligible applicants, but so far that has not been the case.

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

HCD has no set aside for specific geographic areas. A small 5-point bonus is given to projects in rural areas.

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

If staff determines that the applicant does not have the capacity to obligate funds or to develop the project in a timely manner the applicant will not receive funding despite meeting other criteria. This decision is determined during project underwriting and is influenced in part by the experience HCD has with an applicant.

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

Projects with project based rental assistance are given a 2 point boost per unit in the project scoring process.

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

HCD considers the financial feasibility of the project for the required 30-year affordability period. No consideration or priority is given on the basis of what may or may not happen in 30 years. No additional points are awarded for projects guaranteeing affordability beyond the 30 year affordability period.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development

features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

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

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

Leveraging is encouraged but is not a criteria in the scoring of projects.

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

Yes

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

Yes

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

Yes

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

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

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

The NHTF maximum per-unit subsidy limits by bedroom size are based on the HOME program maximum per-unit subsidy amounts, which are considered reasonable based on costs of developing non-luxury housing in Utah. As of March 17, 2022, maximum per-unit subsidy limits are:

0-bedroom - \$159,754

1-bedroom - \$183,132

2-bedroom - \$222,694

3-bedroom - \$288,094

4-bedroom - \$316,236

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

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

Rehabilitation Standards will be attached as a separate document.

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

N/A

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

N/A

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

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

N/A

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

N/A