



**SIX COUNTY**  
ASSOCIATION OF GOVERNMENTS

# ***Annual Action Plan***

## ***Housing and Community Development***

**For July 1 2015 - June 30 2016**

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## Executive Summary

This plan, prepared by Six County Association of Governments (SCAOG) Community Development Block Grant (CDBG) Administration is meant to provide a regional overview of housing and community development priorities for the region for the fiscal year 2016 (from July 1, 2015-Jun 30, 2016). This covers Juab, Millard, Piute, Sanpete, Sevier, and Wayne Counties.

The objectives of this plan is to:

- To provide a forum of collaboration between community leaders, service providers, and citizens;
- To create a set of one-year goals for Six County AOG to move forward with.
- To provide an annual extension/update of strategies to fit in with the Five-Year Consolidated Housing and Community Development Plan.

The expected outcomes of this plan are:

- To create a usable and relevant document for community leaders, service providers, and citizens to have a reference when considering local needs for the next year;
- To provide assistance to communities when applying for community and housing grant funding, particularly for the CDBG (Community Development Block Grant) program;
- To Implement projects and goals in order to better allocate CDBG money to the communities in terms of need;
- To aid planning and community assistance projects in allocating funding to individuals and communities in terms of need.
- To aid local leaders and the AOG in determining priorities for FY 2017

SCAOG has evaluated the data obtained through program administration, personal interviews with county and community officials, business leaders, state and federal agencies, along with other service providers. The following identified needs are as follows:

Since the SCAOG began assessment meetings with each jurisdiction capital improvements and equipment needs have always come up as a priority. This category includes water, sewer, recreational facilities, fire stations, streets and roads, equipment, affordable housing, town hall/community centers.

There is a need for affordable housing in the Six County region. From the evaluation for the 5-Year Consolidated Plan (July 1 2015-June 30, 2020), there is not enough adequate housing for middle-low income individuals to own and rent. This also applies to the increasing needs for home rehabilitation. Resources through the Self- Help and Credit to Own (C.R.O.W.N.) programs are being utilized. The regional Weatherization and Single Family Rehabilitation and Reconstruction Program (S.F.R.R.P) provide assistance to families in need of housing rehabilitation and energy efficiency. Available resources are not keeping up with demand and a regional concern is the need for additional transitional, special needs, and other public housing.

## Outreach

### Consultation

This particular Annual Action Plan was created at the same time that the 5-year Consolidated Plan (July 1, 2015-June 30, 2020). Most of the outreach was doubled between the plans and so this Action Plan has included much of the same data gathered from the 5-year Consolidated Plan.

Since the Six County region covers a large geographic area it was important in the planning process to consult outside sources. Public officials (staff and elected), service providers, and SCAOG staff were questioned regarding area and local needs.

Several organizations were contacted for insight about problems regarding protected classes and low-income individuals. Specifically these organizations were asked questions about housing and other social service needs. Table 1.1 lists every organization contacted and a brief description of the consultation. Initiative will be continued to involve these groups in the planning process of future 5-year Consolidated and Annual Action plans. The following is the planning process for Consultation:

- (1) Contact made with each of the social service agencies in Table I. Questions about housing and other relevant issues are asked.
- (2) After the analysis and plan is created it will be sent to every listed agency, as well as agencies that could not be contacted for consultation.
- (3) The agencies will be given the month of February to comment and give suggestions for the plan. They will be invited to the public meeting to discuss this plan on the Second of March.

<b>Agency:</b>	<b>Result of Consultation:</b>
<b>American Legion</b>	Info about Veteran's needs in Millard, Sevier, and Sanpete.
<b>Central Utah Public Health Department</b>	Info about area public service needs.
<b>Division of Child and Family Services</b>	Info about area public service needs.
<b>LDS local humanitarian group</b>	Info about area public service needs.
<b>New Horizons Crisis Center</b>	Info about housing units and barriers to affordable housing in the area.
<b>Paiute Housing Authority</b>	Info about program and barriers to affordable housing for Native Americans.
<b>Provider's Council</b>	Informed Service Providers of plan.
<b>Richfield LDS Employment Resource Center</b>	Info about area public service needs.
<b>SCAOG Aging</b>	Info about aging needs in area.
<b>SCAOG Community Assistance</b>	Info about homeless assistance.
<b>SCAOG Housing</b>	General housing questions and work done in area.
<b>SCAOG Volunteer Services</b>	Information about veterans and other area needs. Also helped coordinate collaboration with Provider's Council.

<b>Serenity Springs Assisted Living</b>	Info of issues of the elderly, disabled, and low-income individuals in Wayne County
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Each of the forty-nine communities in the region was interviewed in our annual assessment meetings about public needs including infrastructure and facilities. They each were asked about potential CDBG projects and their goals for public improvements. Ephraim, Mount Pleasant, and Nephi all operate their own housing agencies and were contacted for more information. For a list of all communities by County in the region please see Table 1.2.

<b>Juab</b>	<b>Millard</b>	<b>Piute</b>	<b>Sanpete</b>	<b>Sevier</b>	<b>Wayne</b>
<ul style="list-style-type: none"> <li>• Eureka</li> <li>• Levan</li> <li>• Mona</li> <li>• Nephi</li> <li>• Rocky Ridge</li> </ul>	<ul style="list-style-type: none"> <li>• Delta</li> <li>• Fillmore</li> <li>• Hinckley</li> <li>• Holden</li> <li>• Kanosh</li> <li>• Leamington</li> <li>• Lynndyl</li> <li>• Meadow</li> <li>• Oak City</li> <li>• Scipio</li> </ul>	<ul style="list-style-type: none"> <li>• Circleville</li> <li>• Junction</li> <li>• Kingston</li> <li>• Marysvale</li> </ul>	<ul style="list-style-type: none"> <li>• Centerfield</li> <li>• Ephraim</li> <li>• Fairview</li> <li>• Fayette</li> <li>• Fountain Green</li> <li>• Gunnison</li> <li>• Manti</li> <li>• Mayfield</li> <li>• Moroni</li> <li>• Mount Pleasant</li> <li>• Spring City</li> <li>• Sterling</li> <li>• Wales</li> </ul>	<ul style="list-style-type: none"> <li>• Annabella</li> <li>• Aurora</li> <li>• Central Valley</li> <li>• Elsinore</li> <li>• Glenwood</li> <li>• Joseph</li> <li>• Koosharem</li> <li>• Monroe</li> <li>• Redmond</li> <li>• Richfield</li> <li>• Salina</li> <li>• Sigurd</li> </ul>	<ul style="list-style-type: none"> <li>• Bicknell</li> <li>• Hanksville</li> <li>• Loa</li> <li>• Lyman</li> <li>• Torrey</li> </ul>

### **Citizen Participation**

A notice will be published in all the local papers to inform the public that the consolidated plan is open to comment. The public comment period will be open the month of February and a public hearing will be held on the second of March for comment. A copy of the public notice can be found in Appendix VII. The following is the published text for the notice:

*“Six County Association of Governments will hold a Public Hearing on March 2nd, 2015, 9:00 am located at 250 N Main Street, in Richfield, to take comments on the 2015 Consolidated Plan which can be reviewed at sixcounty.com. Public comments will also be accepted from February 2<sup>nd</sup>-March 2<sup>nd</sup> 2015. To comment please contact Chelsea Bakaitis at 435-893-0714 or by email at cbakaitis@sixcounty.com.*

*In compliance with the Disability Act, individuals wishing to attend this meeting and who require special accommodations should contact Chelsea at least three (3) working days prior to the meeting.”*

A flyer will be created and distributed to social service agencies and local governments about the plan. They will be invited to visit our website to review the plan. An article will also be submitted to all the local papers about the planning process; inviting lay members of the community to comment on the plan. For an example of the public advertisement please see Appendix VII. The Regional Service Provider’s Council, and Sevier Interfaith Council will also be visited during their monthly meetings and

presented with a copy of the plan for input. As consultation with each of these entities has taken place, the question as to how available resources can be better utilized for the area’s needs is discussed. The 2016 Annual Action Plan encourages more involvement of public entities.

## Goals & Objectives

Six County AOG **Housing Services** has programs for homeowner housing and homeowner rehabilitation. They construct new Self-Help homes, with a contribution of about \$10,000 per family. They do about seven rehabilitation projects a year with their CDBG housing set-aside. SCAOG housing is working with an agency to get funding for a multi-family unit. These units would have set-asides for homeless, non-homeless people with disabilities and the elderly. Each of the units would be for low income and it is planned to use CDBG funds for these units. The Housing Services Department also operates Six County Community Housing, a non-profit group. They are planning to build forty-nine low-income rental units in Sevier County this upcoming year.

Homelessness and homeless prevention programs are ran by Six County **Community Assistance**. They plan to assist about sixty-six people tenant-based rental assistance/rapid rehousing a year and provide eighty people who need to be put up in a hotel for the night.

Goal Outcome Indicator		Quantity	Unit of Measurement	
Homeowner housing added		6	Household Housing Unit	
Homeowner housing rehabilitated		11	Household Housing Unit	
Tenant-based rental assistance/Rapid rehousing		66	Households Assisted	
Homeless person overnight shelter		80	Persons Assisted	
One year goals for the number of households supported through:			One year goals for the number of households to be supported :	
Rental assistance	n/a		Homeless	n/a
The production of new units	6		Non-homeless	n/a
Rehab of existing units	11		Special Needs	n/a
Acquisition of existing units	n/a		Total	n/a
<b>Total</b>	<b>17</b>			

## Allocation priorities

This section will describe our general allocation priorities for FY 2016. Our allocation priorities are meant to encourage new applicants to apply in order to assist all communities in the region as much as possible.

Communities were asked why they did not apply for CDBG funding, and many noted that they felt like they had less chance to be granted because they were not implementing a housing project. SCAOG will encourage communities who are non-regular grantees or who have never been funded to apply for CDBG funding in the Fall of 2015 for FY 2016. This will be achieved by lowering the weight given to

housing projects in the ranking system. The desired outcome will be to make housing, facility, and infrastructure projects equally competitive. For a list of communities and their priorities please see the chart under “Geographic Distribution” on pages 8-9. The following communities have not been funded within the past five years or have never funded (Table 5.1):

Table 5.1: Funding allocation *	
Not funded within past 5-years	Never Funded
<ul style="list-style-type: none"> <li>• Annabella</li> <li>• Centerfield</li> <li>• Elsinore</li> <li>• Eureka</li> <li>• Fairview</li> <li>• Gunnison</li> <li>• Hanksville</li> <li>• Joseph</li> <li>• Kanosh</li> <li>• Koosharem</li> <li>• Manti</li> <li>• Monroe</li> <li>• Piute County</li> <li>• Sanpete County</li> <li>• Scipio</li> <li>• Wales</li> <li>• Wayne County</li> </ul>	<ul style="list-style-type: none"> <li>• Aurora</li> <li>• Bicknell</li> <li>• Central Valley</li> <li>• Circleville</li> <li>• Delta</li> <li>• Fillmore</li> <li>• Fountain Green</li> <li>• Glenwood</li> <li>• Holden</li> <li>• Junction</li> <li>• Kingston</li> <li>• Leamington</li> <li>• Lyman</li> <li>• Lynndyl</li> <li>• Mayfield</li> <li>• Meadow</li> <li>• Moroni</li> <li>• Oak City</li> <li>• Redmond</li> <li>• Rocky Ridge</li> <li>• Salina</li> <li>• Sevier County</li> <li>• Sigurd</li> <li>• Spring City</li> <li>• Sterling</li> <li>• Torrey</li> </ul>

**SCAOG Administration** – The SCAOG Planning Department receives a set-aside for administration of the CDBG program in the Six County region. These funds are prioritized because of administrative requirements necessary to obtain CDBG funding. These include but are not limited to: 1) Developing and publishing the Six County Consolidated Plan; 2) Providing technical assistance to counties, communities, and other project applicants in qualifying for CDBG funding through application preparation, submission, and other support.

**SCAOG Housing Rehab** - For the upcoming five-years funding for housing rehabilitation within will be a top priority. This is largely due to the large waiting list of low-income applicants seeking housing

rehabilitation through the SCAOG’s Weatherization Program. Recent funding cuts have increased the need for supplemental funding to help meet this demand. As a result a set-aside for CDBG funds will be continued. This project is being prioritized because of its provision for providing adequate affordable housing to the region’s low-income population. There will be a primary focus on improvements to unincorporated communities, specifically the Elsinore addition in Sevier County.

### Expected Resources

Annual Allocation	\$500,000
Program Income	\$0
Prior Years Resources	\$0
Total	\$500,000

**SCAOG** - Annual allocation of resources to support programs administered by the SCAOG total over four million dollars. These include federal, state, and local dollars. These funds are utilized to enhance the quality of life among the citizens of the Six County region. However, for purposes related to the Consolidated Plan, approximately \$1.7 million is directly associated with support services for the low income. Funding from state and federal sources is very specific in purpose. As it relates to the goals and objectives of the CDBG program, the following provide services that benefit the low and moderate income as it relates to affordable housing, community development and other viable services. These include programs for HEAT assistance, rental assistance, home weatherization and rehabilitation, and CDBG.

- **SCAOG Community Assistance** – Received just over \$500,000 last year for critical needs, rental assistance, heat assistance, home repairs, and like programs.
- **SCAOG Housing Services** – Received over \$1,000,000 for weatherization, CROWN home program, Self Help Program, HOME and CDBG rehabilitation. Note – HOME and CDBG provided close to \$150,000 for home rehabilitation.
- **SCAOG Planning** - Received \$50,000 for CDBG administration.

**State CDBG Allocation to the Six County Region-** Every year about \$500,000 is allocated to the Six County region for CDBG projects (Table 5.3). Administration of the grant program is allocated \$50,000, and about \$100,000 is allocated towards housing rehabilitation through SCAOG Housing Services. This leaves \$350,000 on average for other projects. These amounts are expected to remain the same in the next five years. Please see Table 5.4 for exact allocated amounts from 2009-2014.

2009-2014 Funding Allocation	2009	\$532,000
	2010	\$788,565
	2011	\$542,691
	2012	\$576,117
	2013	\$529,960
	2014	\$517,809

## Geographic Distribution

Every year around October CDBG funding is opened up for all local applicants to apply. The CDBG program is administered by Six County AOG and the State of Utah. The chart is an overview of the FY 2016 applicants and their projects. Funding will be directed to these local government groups.

FY 2016 CDBG Applicants in the Six County Region	
<b>Nephi City</b>	ADA (American Disabilities Act) Improvements to various public buildings.
<b>Fountain Green</b>	Main Street Improvements (sidewalk repairs) → issue of public safety
<b>Mt. Pleasant</b>	Electrical wiring replacement to 10-plex low-income housing
<b>SCAOG Housing</b>	Home Rehab for Elsinore addition, unincorporated area Of Sevier County.
<b>SCAOG Housing</b>	Housing Rehab for Six County Region
<b>SCAOG Planning</b>	Administration of CDBG program, Planning for 5-yr and annual action plan for housing and human services.

\* This is a draft plan and info will be updated, as to who is awarded.

During our 2015 Annual Assessment, municipalities gave us their housing and community development priorities. Although most did not apply for FY 2016 funding, we encourage all municipalities across the region to apply for FY 2017 funding during the fall 2015 application process. The following is a chart of priorities:

TABLE 2.4: Infrastructure and Facilities needs	
Municipality	Priority
<b>Annabella</b>	Road; drainage
<b>Aurora</b>	Parks and recreation; fire station addition
<b>Bicknell</b>	Roads, Town Hall Renovations
<b>Centerfield</b>	Water
<b>Central Valley</b>	Water (source protection); streets
<b>Circleville</b>	Facilities, roads; Park Improvement—public restroom
<b>Delta City</b>	Fire Station, Airport
<b>Ephraim</b>	Tunnel for water transmission and new well
<b>Eureka</b>	Water/sewer
<b>Fayette</b>	Roads, Housing, clean up water-source vandalism
<b>Fillmore</b>	Water
<b>Fountain Green</b>	Park Restrooms, Main Street Improvements (fix broken sidewalks, possible ADA project)
<b>Glenwood</b>	Roads, local dam improvements/flood retention
<b>Gunnison</b>	Swimming Pool, ADA access to city hall
<b>Hanksville</b>	Roads, Splash Pad
<b>Hinckley</b>	Fairgrounds
<b>Holden</b>	Road Project

<b>Joseph</b>	Road/street improvements
<b>Juab County</b>	Housing Rehab
<b>Junction</b>	Water
<b>Kanosh</b>	Town Hall Renovation, Water: Culinary water project
<b>Kingston</b>	Facilities, roads, water/sewer
<b>Koosharem</b>	Water
<b>Leamington</b>	Roof Damages on community buildings
<b>Levan</b>	Water, Sidewalk ADA accessible, Fiber Optics
<b>Loa</b>	Snow Plow, Fire Truck
<b>Lyman Town</b>	sidewalk improvement
<b>Lynndyl</b>	Town Hall, Fire Station, Community Center
<b>Manti</b>	Road Improvements, water
<b>Marysvale</b>	Roads, facilities, drainage
<b>Mayfield</b>	ADA sidewalk update; Roads Project
<b>Mona</b>	Water
<b>Monroe</b>	Road/street improvements
<b>Moroni</b>	Road resurfacing project, water system generators, pump house building
<b>Mount Pleasant</b>	Public Housing Rehab
<b>Nephi</b>	ADA improvements to public buildings; drainage
<b>Oak City</b>	Water, Roads
<b>Redmond</b>	Park improvements; water/sewer; sidewalks, curb and gutter
<b>Scipio</b>	Water, Roads
<b>Sevier County</b>	Elsinore addition Rehab
<b>Sigurd</b>	Road, park
<b>Spring City</b>	water
<b>Sterling</b>	Roads, Water
<b>Torrey</b>	Water, Roads

## Method of Distribution

The following is the criteria that Six County AOG holds for selecting applications:

- Capacity to carry out the grant
- Job creation
- LMI housing stock
- Affordable Housing Plan
- Extent of Poverty
- Local Funds
- Leveraged funds
- Project Maturity
- Overall project impact for the region
- Applicant has not had any project funded in previous years
- Jurisdiction's project priority
- Quality growth principles
- Infrastructure development/improvement
- Jurisdiction property tax rate

Special emphasis has been placed on housing projects in the past, but a revamp was made in fall 2014 to change the emphasis of allocation to community infrastructure projects instead. For a copy of the SCAOG CDBG Rating and Ranking Policies and Procedures please see Appendix I.

Potential applicants may access the application manuals or other materials describing the application criteria by visiting the Six County Association of Governments offices located at 250 North Main, Richfield, Utah, Suite B-08. They may also go to the SCAOG web site: [www.sixcountyplanning.com](http://www.sixcountyplanning.com). From this site there are links to State of Utah CDBG website and web-grant. There is also a "low-moderate-income" (LMI) calculator applicants can use to help determine project survey requirements. For general information about the CDBG Program and application criteria contact CDBG Manager, Chelsea Bakaitis at (435) 893-0714. Every county and community within the Six County Region are mailed letters two to four weeks before the How-To-Apply CDBG Workshop. A public notice is also posted in the local papers about the opening up of the application process.

A formal letter outlining the CDBG process is sent to each county commission and each mayor. It is planned to invite non-profit agencies to apply as well in future application periods. This letter also explains CDBG eligibility criteria and encourages participation in the How-to-Apply Workshops. Outreach is also provided by word of mouth from partnership associates working with local communities such as SBDC, Snow College, USU Extension, Technical Committee, and others.

The process that an applicant must go through to be successful in receiving CDBG funding is explained in detail at the How-to-Apply Workshop. This is a mandated training with two sessions offered at different times. If there are scheduling conflicts potential applicants may attend this workshop in another region. In addition SCAOG staff is available to discuss in detail the CDBG program, criteria, and application requirements.

Through an outreach effort communities are notified of CDBG funding availability. Potential applicants are required to attend a How-to-Apply Workshop. They must then select a qualified project (explained in the workshop), make sure project benefits 51% low and moderate income (requires a survey in most cases), complete application, have a public hearing, and submit application utilizing Web-Grants. The project is then rated and ranked by the Executive Committee. Projects are prioritized for funding and awarded based on available resources. Both successful and non-successful applicants are notified as to the results. Successful applicants then work with a State CDBG representative through project logistics and funding.

Six County CDBG program follows the state minimum funding requirement of \$30,000 per project and the maximum is limited by the annual allocation. At a minimum \$50,000 is allocated for administration of the Six County CDBG program. This amount must also not be more than 15% of the total allocation. This amount is subtracted from the total amount of funding given to the region. Six County Housing also receives \$100,000 of the funding for housing and rehab projects. The remaining amount after Six County administration costs are allocated on a competitive basis. No more than 50% of the net allocation will be awarded to any one applicant in order to encourage multiple projects and local match. Although this policy may be eliminated by a vote of the Executive board. More detail about the allocation process may be found in the Six County AOG CDBG Policies in Appendix V.

This method of distribution is meant to assist primarily jurisdictions in infrastructure and housing projects. There is a housing set-aside to the Six County Housing Services so that communities who do not receive CDBG funding regularly may also seek financial help from them.

## Barriers to Affordable Housing

An assessment was given to the Public Housing Agencies in the region. Many of them noted supply problems as the main barrier to affordable housing. This is often due to the lack of interest or resources to build affordable housing.

The Ephraim Housing Authority noted that there are enough rentals in the city but not enough homes for people of low or very-low income. This is because of the city's growth and zoning policies in that there is a lack of space for smaller lots. The program is looking to expand the program for individuals who can only afford homes within the \$80,000-\$90,000. The city's housing authority primarily sells homes around \$170,000.

Mount Pleasant officials noted that the main barrier to affordable housing is the lack of private interest in building low-income housing and lack of funding opportunities for the local government. The main impediment for Hispanic families using Mount Pleasant Public Housing is that low-income housing in Mount Pleasant is too small to serve the needs of families with children

In an interview with **New Horizons Crisis Center**, it was brought up that a main barrier to housing is that there is no Section 8 housing available to the public at large. The only Section 8 housing is offered through the Paiute Housing Authority and is available only for people of a registered tribe. Another barrier noted is that most affordable housing units do not allow persons with felonies to rent.

The Paiute Indian Tribe of Utah has indicated that many of the people they work with lack financial education and knowledge and so have poor credit. Although they may have enough income to buy a home, it is difficult for them to secure a mortgage because they cannot prove financial security. This may also be a problem for the general population.

Public Officials and service agencies did not note in our consultations any particular public policies that provided a barrier to affordable housing. Although there have been informal barriers placed. For example when the Paiute HA first began acquiring land in a community for a housing project the city council banned them from buying any lots or homes next to any other property or homes they owned. This is borderline illegal as this may be a case of racial discrimination in administering land ownership.

Other communities have barred low-income housing from being built or updated through political means. Instead trailer parks and manufactured housing communities are set-up in unincorporated county land outside these communities. Some of these areas have turned into slum and blight, and are inhabited by people with an extremely-low income. The Elsinore addition in Sevier County is an unincorporated area where some residents lack dependable plumbing and electricity. Some of the homes also have all dirt floors.

For a more detailed list of other barriers in the region use Table 5.5 as a reference. It identifies barriers and describes strategies that can help remove the negative effects of public policies that serve as barriers to affordable housing.

<b>Table 5.5: Barriers and Strategies to Affordable Housing</b>	
<b>Barriers</b>	<b>Strategies</b>
Low Median Income	Develop business and industry that provides family sustaining employment. Support county economic development offices and professional staff.
Affordable Land	Use CDBG money to assist with the purchase of land that can be used for low-income housing projects. Partner with local communities asking for flexibility on impact fees for low income housing.
Building Material Prices	Partner with a Home Center to receive discounts for low income families based upon the volume of business that low income families along with our other housing programs will bring to their business.
Income Guidelines	Work with state agencies to demonstrate the income guidelines are too low. People with income slightly above the income guidelines still cannot afford housing and need assistance.
Insufficient Subsidized Housing	Partner with another agency in building a multi-family housing unit in our more densely populated areas that will provide subsidized housing units.
Land availability	Encourage local governments to plan ahead and budget for growth and diminishing resources. Assist local governments in seeking low-interest loans and/or grants to reduce development costs.
Planning Training	Provide municipalities with training to inform them of zoning and policy issues that serve as barriers to affordable housing.

## Other

### *Home Management*

There are several groups within the Six County region that encourage public housing residents, or individuals of low-moderate income to become more involved in management and participate in homeownership.

The Main Street Committee of Mount Pleasant has a sub-committee dedicated to examining housing needs. Along with operating public housing in the town, they also find ways to help fund individuals to update their dilapidated trailers to a manufactured home standard. This is not specifically reaching out to the people in their public housing units, but it is helpful to other low-moderate income groups.

Although not a program specifically targeting public housing residents the, cities of Nephi and Ephraim housing agencies give home ownership assistance. **Nephi** provides home rehabilitation, which encourages citizens to buy homes as they have a resource to help them maintain the home. **Ephraim's** Housing Authority program is focused around encouraging people with low-moderate incomes to buy homes through Rural Development loans.

Consumer Education classes explaining finance, mortgages, and ownership of a home are provided to any individual who is a member of a Native Tribe by the **Paiute Housing Authority**.

### *Lead Based Paint*

This program provides resources to train and certify technicians in identifying and eliminating the hazards of lead based paint utilizing high tech equipment which is also provided. Currently the SCAOG does not provide fee for service in this area but does test each home serviced through weatherization and home rehab.

Staff of the SCAOG will test client homes for lead that was constructed prior to 1978. If lead-based paint is found in a home or on a surface that will be disturbed, then lead safe work practices must be used by anyone certified to do the work. A pamphlet titled "Protect Your Family From Lead in Your Home" is handed out to any pre- 1978 home no matter if lead is found or not. The certified staff from the SCAOG does not make these services available to the public due to time constraints in doing complete inspections.

Until more resources are made available along with addressing liability issues of those providing the service, the opportunity for the Region to actively participate is limited. The current practice of testing SCAOG housing clients will be continued.

### *Coordination*

The SCAOG will continue to work with the regional Service Provider's Council by attending monthly Council meetings. The SCAOG Community Assistance Department will likewise work with public and private entities to coordinate critical needs of citizens within the Six County area. The SCAOG Housing Services Department will coordinate and outreach to the public and provide affordable housing opportunities to qualified individuals. The SCAOG Planning Department will discuss housing needs with communities during their annual visit and assessment.

## Appendix I: SCAOG Rating and Ranking Policies

2015 Program Year (Sept 2014)

### Method of Distribution

*Community Development Block Grant (CDBG)* – To ensure that CDBG projects administered through the Six County region meet the national objectives. Six County has implemented the following 1) No county set-a-sides meaning that the allocation of funds for the Six County region will not be divided by formula among the counties. 2) An application will be rated and ranked against all applications within the Region. 3) Successful applications will be funded in order of priority as determined by the rating and ranking process until the regional CDBG funding allocation is exhausted. 4) Counties are not guaranteed a project within their jurisdiction will be funded.

### CDBG POLICIES – 2015 Program Year - (Sept 2014)

The following policies have been established to govern the CDBG award process. All eligible project applications will be accepted for rating and ranking.

1. The Six County Association of Governments approved no less than \$50,000 and not to exceed 15% of the total allocation for administration of the Six County CDBG program, to be subtracted from the Six County total. The remaining amount is allocated on a competitive basis. Based on submitted application. To encourage multiple projects and local match, no project will receive more than 50% of the net allocation. Depending on funding the Six County RRC reserves the right to eliminate the 50% rule by a vote of the board.
2. In compliance with the policies of the State of Utah CDBG program, and to be eligible for funding consideration, all grantees or sub-grantees must have drawn down 50% of any prior year's CDBG funding prior to the Regional Review Committee's (RRC) rating and ranking session.
3. Applicants must provide written documentation of the availability and status of all other proposed funding at the time the application is submitted, including all sources of funding which are considered local contributions toward the project and its administration. A project is not mature if funding cannot be committed by the time of the application.
4. State policy has established the minimum amount of funding of \$30,000 per project and the maximum amount is limited only by the annual allocation amount, and the Six County CDBG policies outlined in paragraph 1 (one).
5. Projects must be consistent with the Region's Consolidated Plan. The project applied for must be included in the prioritized capital improvements list that the entity submitted for inclusion in the Consolidated Plan. Sponsored projects on behalf of an eligible sub-recipient may not necessarily be listed in the jurisdiction's capital investment plan, but the sub-recipient's project must meet goals identified in the Region's Consolidated Plan.

6. Attendance at one of the annual How to Apply workshops is mandatory of all applicants and sub-grantees. The project manager and an elected official from the applicant's jurisdiction should be in attendance. Newly elected officials and project managers are especially encouraged to attend since the administrative requirements and commitments of a CDBG project are considerable.
7. Public service providers, traditionally non-profit organizations, are allowed to apply for CDBG funds for capital improvement and major equipment purchases. Examples are delivery trucks, furnishings, fixtures, computer equipment, construction, remodeling, and facility expansion. State policy prohibits the use of CDBG funds for operating and maintenance expenses. This includes paying administrative costs, salaries, etc. No more than 15 % of the state's yearly allocation of funds may be expended for public service activities.
8. Housing projects are encouraged to use SCAOG Housing Department's available resources and may be considered as an eligible activity by the RRC.
9. Emergency projects may be considered by the RRC at any time. Projects applying for emergency funding must still meet a national objective and regional goals and policies. Projects may be considered as an emergency application if:

- > Funding through the normal application timeframe will create an unreasonable risk to health or property.

- > An appropriate third party agency has documented a specific risk (or risks) that, in their opinion, needs immediate remediation.

- > Cost overruns from a previously funded project may be funded only if the RRC deems it an appropriate emergency.

The amount of any emergency funds distributed during the year will be subtracted from the top of the regional allocation during the next funding cycle. Additional information on the emergency fund program is available in the Application Policies and Procedures manual developed annually by the state in Chapter II, Funding Processes.

10. Applications on behalf of sub-recipients (i.e., special service districts, non-profit organizations, etc.) are allowed. The applicant city or county must understand that even if they name the sub-recipient as project manager the city/county is still responsible for the project's viability and program compliance. A subcontractor's agreement between the applicant entity and the sub-recipient must accompany the application (after funds have been committed to the project).
11. Multi-year projects will be considered. Proposals must contain specific cost estimates and work elements by year so that annual allocations by the RRC can be determined at the outset.
12. Project maturity will be considered in determining the awarding of funds for the funding cycle, i.e., project can be completed within eighteen months, leveraged funds are in place, detailed scope of work is developed, engineer's cost estimates in place, etc.

13. The application must be submitted by 5:00 PM Friday, January 30, 2015. Any applications received after this date and time will not be considered for funding.
14. Applicants with a population of 2,500 or less will receive double the points in the Local funds category.
15. In the event of a tie the following policies will be followed:
  - A) The project has been listed as a Distressed Community
  - B) The project that has the highest percentage of LMI
  - C) The project with the most Local funds leveraged
  - D) The project with the most other leverage funds
  - E) The Project with the most points in the Overall Impact category
  - F) If the tie remains unbroken after the above mentioned tie breakers the Members of the RRC will vote and the project that receives the majority vote will be Ranked Higher.
16. The Six County RRC board has establish a RRC sub-committee; the SCAOG State CDBG representative being the Chair of the RRC sub-committee. The RRC sub-committee along with SCAOG CDBG manager will be responsible for the annual review of the Rating and Ranking criteria and make recommendation to the SCAOG Executive Board.

**The Six County Regional Review Committee has approved the following set asides:**

**Housing-** \$100,000 if the allocation is over \$400,000 and if the allocation is under \$400,000 25% of the allocation for the SCAOG Housing department to help LMI individuals access available housing resources.

Regional Review Committee	
Commissioner Chad Winn	Juab County
Mayor Russell Mangelson	Juab County, Levan
Commissioner Alan Roper	Millard County
Mayor Gayle Bunker	Millard County, Delta
Commissioner Rick Blackwell*	Piute County
Mayor Rick Dalton	Piute County, Junction
Commissioner Claudia Jarrett	Sanpete County
Mayor John Christensen	Sanpete County, Mayfield
Commissioner Gordon Topham	Sevier County
Mayor David Ogden	Sevier County, Richfield
Commissioner Robert Williams	Wayne County
Mayor Gil Hunt*	Wayne County, Bicknell

\*RRC Sub-committee member

## SIX COUNTY ASSOCIATION OF GOVERNMENTS (SCAOG)

### FY 2014 CDBG RATING AND RANKING CRITERIA and APPLICANT'S PROJECT SCORE SHEET

APPLICANT:	REQUESTED CDBG AMOUNT:	RANKING:	TOTAL SCORE:	Score	X Weight	Total Score
CDBG Rating and Ranking Criteria Description						
Data Range/Score (Mark only one for each criteria)						
<b>1 Capacity to carry out the Grant:</b> Applicant's capacity to administer grant; project manager completed in contract period (1pt); compliance with regulations/laws (2 pts); (First time grantee default is 2.5 pts) Possible 5 pts.	Excellent 5 points	Very Good 4 points	Good 3 points	Fair 2 points	Poor 0 points	
<b>2 Job Creation:</b> Estimated number of full-time new jobs project will create or number of jobs retained that would be lost without this project.	> 25 Jobs 8 points	15-24 Jobs 6 points	10-14 Jobs 4 points	1-9 Jobs 2 points		1
<b>3 LMI Housing Stock:</b> Number of Units constructed, rehabilitated, or made accessible to LMI residents.	> 10 Units 4 points	5-9 Units 2 points	1-4 Units 1 point			0.25
<b>4 Affordable Housing Plan:</b> Has jurisdiction addressed moderate income housing in its general plan as required by HB295/SB2602	Yes 1 point	No 0 points				1
<b>5 Extent of Poverty:</b> Percent of persons considered LMI benefiting from project. (According to the Census/Survey)	> 80% 4 points	71%-79% 3 points	61%-70% 2 points	56%-60% 1 point	51%-55% 0 points	1
<b>6 Local Funds:</b> Percentage of the total project that the city/county is contributing?	> 50% 5 points	31%-49% 4 points	21%-30% 3 points	11%-20% 2 points	1%-10% 1 point	1.5
<b>7 Leveraged Funds:</b> Percentage of "other" non-CDBG funds invested in total project.	> 50% 5 points	31%-49% 4 points	21%-30% 3 points	11%-20% 2 points	1%-10% 1 point	1.5
<b>8 Project Maturity:</b> Detailed engineer's cost estimate; confirmed/designated, project manager, specific/detailed scope of work; secured funding (possible 5 pts).	Architect/Engineer selected 1 point	Designated Project Manager 1 point	Well-Defined Scope 1 point	Funding Applied Not Committed 1 point	Funding In Place 2 points	CDBG Sole Funding 2 points
<b>9 Overall project impact for the region?</b> Projects will be rated on their relative impact in the community both in terms of numbers and relative need.	Project benefits a single neighborhood or a targeted population 2 points	Project benefits are community wide 4 points	Project benefits are county wide 6 points	Project benefits are region-wide 8 points		
<b>10 Applicant has not had any project funded in previous years.</b>	Received a grant in the last funding cycle 0 points	1 prior funding cycle 2 points	2 prior funding cycle 4 points	3 prior funding cycle 6 points	4 or more prior funding cycle 8 points	
<b>11 Jurisdiction's Project Priority:</b> Project listed as distressed community in Regional Consolidated Plan (Capital Investment Plan - One Year Action Plan).	Yes 5 points	No 0 points				1
<b>12 Quality Growth Principles:</b> Has jurisdiction demonstrated their desire to improve planning using quality growth principles?	Yes 1 point	No 0 points				1.5
<b>13 Infrastructure Development/Improvement:</b> Expansion of basic infrastructure (water/sewer) or other physical infrastructure (libraries, fire stations, parks, community centers, etc) to create suitable living environments for its citizenry.	Water 6 points	Sewer/Storm 5 points	Public Health / Safety 4 points	Other Public Facilities 3 points	Street / Side Walks 2 points	Recreation Facilities or Planning 1 point
<b>14 Jurisdiction Property Tax Rate:</b> Communities that maintain an a current high tax burden will be given more points for this category (applicants tax rate + ceiling = percent ceiling).	> 40% 5 points	31%-39% 4 points	21%-30% 3 points	11%-20% 2 points	> 10% 1 point	1