



Executive Summary

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

1. Introduction

The Utah Housing and Community Development Division has completed this 2014 Annual Action Plan as required by the U.S. Department of Housing and Urban Development. This plan is based on the 2010-2014 five year Consolidated Action Plan. We are in the fifth year of the five year plan and this is the final update before the upcoming 2015-2019 five year plan. This plan contains the policies and goals of Utah's HOME, CDBG, ESG and HOPWA Programs. This plan was completed in cooperation with Utah's seven regional Associations of Governments (AOGs) which are: Bear River AOG, Five County AOG, Mountainland AOG, Six County AOG, Southeastern Utah AOG, Uintah Basin AOG, and the Wasatch Front Regional Council.

2. Summarize the objectives and outcomes identified in the Plan

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

This document is intended to provide a summary of the activities that will take place during the 2014-15 program year. These activities are intended to match the needs identified in HCD's five year Consolidated Action Plan.

Each program in the State of Utah Housing and Community Development Division (HCD) has set clear objectives to accomplish with the expenditure of our funds. The HOME program has prioritized the creation of new affordable housing. The CDBG program is concentrating on the sustainability of rural communities and specifically the creation of public infrastructure and housing projects. Utah's ESG

program is focused on the elimination of chronic homelessness. In emphasizing these goals HCD expects to make progress on the above stated objectives. HCD recognizes that efforts will continue to be needed in future years.

3. Evaluation of past performance

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

The programs within HCD are continually evolving and improving. The focus of efforts have remained consistent for the last few years, and while yearly outcomes vary year by year, outputs are fairly consistent in relation to funding. The State of Utah HOME program has consistently assisted in the construction of about 550 units of affordable multi-family units, and 150 units of affordable single family units. The HOME program has improved its leveraging and the prospects of the program are steadily improving. The CDBG program has seen its outputs decrease as Utah and Davis Counties have become entitlement jurisdictions resulting in the loss of funds for the state program. Nevertheless the CDBG program continues to emphasize public infrastructure and housing programs. The CDBG program plays a critical role in promoting the continued sustainability of rural Utah communities. Meanwhile the ESG program is making great strides in accomplishing its goal of reducing chronic homelessness. ESG is in year nine of their ten year goal of eliminating chronic homelessness and is focusing its efforts on the rapid rehousing of homeless people in Utah. Moving forward, HCD continues to look at leveraging funds and improving partnerships in order to continue increasing productivity.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HCD proactively solicits public participation in the process of developing its Annual Action Plan. Throughout the program year HCD is in constant communication with local government and private community partners regarding both their needs and HCD's performance. Evaluation of performance is incorporated into the development of subsequent plans. Upon completion of the FY14-15 Annual Action Plan, HCD advertised that plan to staff, government partners, social services agency staff and clientele, elected officials, and the general public. The Annual Action Plan itself is prominently listed on HCD's website and is noticed on the State Public Notice Website.

The advertisement of the completed plan begins a thirty day public comment period. The advertisement indicates where to find the plan, who to contact for comment, as well as when and where the public

comment meeting will take place. HCD staff attends the public comment meetings and record and respond to any and all public comment.

Much of the public outreach is conducted at the local level by Utah's seven regional Associations of Governments (AOGs). The AOGs, in cooperation with the state, write and publicize their own plans and efforts for the various counties and cities in Utah. This allows the general public to study, appreciate and comment on plans which are more specific to their communities. As part of their efforts, the AOGs advertise 30 day public comment periods and hold public meetings to gather input on their Annual Action Plans. The AOGs also work with local Public Housing Agencies in creating their plans. After completing this process the AOGs submit their plans to HCD. These regional plans influence the statewide plan.

This year, the 30 day public comment period began on April 15th and extended to May 15th culminating in a public hearing at HCD's main office, 1385 S State Street, Salt Lake City.

5. Summary of public comments

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

No public comments were received.

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

Not applicable

7. Summary

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		Utah Divison of Housing and Community Development
HOPWA Administrator		Utah Divison of Housing and Community Development
HOME Administrator		Utah Divison of Housing and Community Development
ESG Administrator		Utah Divison of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The Utah Division of Housing and Community Development (HCD) is the recipient of the State of Utah HOME, CDBG, ESG, and HOPWA funds. This division is part of the Department of Workforce Services. HCD is responsible for administrating and expending these funds in accordance with HUD and state guidelines.

Consolidated Plan Public Contact Information

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

1. Introduction

Utah's consultation with other service organizations revolves, in large part, with our partnerships with regional Associations of Governments (AOGs) as well as Local Homelessness Coordinating Committees. Through these partnerships HCD has a broad consultation process which extends to every community in Utah.

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

The various programs within HCD interact in diverse and unique ways with public and private housing organization, health agencies, service agencies, and the general public. In these interactions the state's relationship with the regional Associations of Governments play a critical role. Utah works closely with the AOGs to gain local public input on the various programs HCD operates. As part of our funding assistance to the AOGs, HCD requires that they consult with private and public service agencies in their regions. The AOGs efforts are catalogued in their Consolidated Plans and Annual Action Plan which we require them to complete on an annual basis.

Recently HCD has made efforts to ensure that all types of service agencies are being consulted as part of the AOGs process of completing their Annual Action Plans. Based off of HUDs online template, HCD has developed a "Consultation Tracking Form". This form asks the AOGs to list each consultation they make with the various organizations in their service area. The agencies, groups, and organizations that the AOGs consult include housing, disability, health, financial, employment, elderly, child welfare, planning, education, victims of domestic violence, civic leaders, neighborhood organizations and other nonprofit service agencies. In consulting with these organizations we ask the AOGs to indicate which part of their annual action plan was addressed, and what was the intended result and actual result of the consultation. The AOGs have strong relationships with the communities and service organizations in their various regions and are constantly in contact with them regarding their needs and priorities.

The ESG program, due to the manner in which it operates, has an especially extensive network of service providers with which it coordinates and administers its program. Homeless efforts in Utah are overseen by the State Homeless Coordinating Committee. The main funding sources for this committee are comprised of the state ESG funds, Pamela Atkinson Trust funds, Utah HOPWA funds, and Critical Needs funds. These funds are then divided among nine Community Action Agencies. These agencies are scattered throughout the state and focus on homelessness in their geographic region.

These agencies are each governed by a tri-partite board. This tri-partite board is composed of government officials, low income local citizens, and public community partners. The community

partners are frequently members of government health, mental health, and service agency providers. As part of their responsibilities these boards discuss the needs of the homeless in the area and complete three year needs assessments. In completing these assessments the Community Action Agencies and other agencies conduct surveys, and host community forums in order to engage the public. In some cases the Community Action Agencies are also AOGs.

This highly organized network of funding sources, community partners, agencies, and public citizens results in a highly coordinated and integrated push for ending homelessness in Utah.

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

The State coordinates directly with all three Continuums of Care (CoC) on an ongoing basis by participating in Continuum meetings, leading strategic planning efforts, and supporting the Homeless Management Information System (HMIS) and CoC funding priorities. State staff are very active in CoC meetings and attend regularly to stay connected to community needs and offer information and support as needed. This often informs gaps in strategic planning that then direct State efforts to fund specific initiatives or identify national experts that can be consulted or brought in to train to the issue. Some examples of these include support around coordinated assessment, new shelter planning, and SOAR training. Where the State houses HMIS, it is in a unique position to facilitate information sharing. This includes the creation of performance measure reports and opportunities for data warehousing with other agencies. Such efforts allow communities to focus on making data-driven decisions about how to most effectively deliver services and to whom. Staff are consistently identifying best practice to serve these target populations through national conferences and web-based materials. Utah has a robust plan for ending chronic homelessness and has directed several resources to this end. In addition to supporting housing subsidy, supportive service gaps are increasingly supported in light of CoC funding being directed away from supportive services and toward housing. Through the efforts of the state engaging national leaders, Utah has implemented a point in time count method whereby homeless persons are not only counted, but named and surveyed for services. This applies to all sub-populations of homeless persons and allows for a more direct matching of resource to need. The state specifically supports homeless families in innovative ways through utilization of the Temporary Assistance for Needy Families (TANF) program and through coordinating rapid rehousing dollars from both the CoC and ESG programs. Veterans have also been a special area of emphasis in recent years with the VA Boot Camp push and participation in subsequent 100-day goals to end chronic homelessness among veterans and implement structural supports to more rapidly identify and connect veterans to services. Both veterans and unaccompanied youth will be addressed as part of a strategic planning effort among CoCs and the State Community Services Office. Collaborations with the VA Homeless Services Office and youth services providers facilitate better identification and assessment of both of these subpopulations. Finally, the state directly coordinates with, and supports, various homeless prevention efforts for persons at imminent risk of homelessness. Coordination and supports are facilitated through the

Community Services Block Grant (CSBG) and TANF programs. In order to better ground these programs in evidence-based practices, the State has led an initiative to create a coordinated assessment tool among homeless prevention providers, which is in process and should be in effect toward the end of the calendar year.

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

State ESG funds are allocated through the State's Unified Funding process, which includes allocation recommendations from the State Homeless Coordinating Committee's Allocation Committee and approval by the State Homeless Coordinating Committee (SHCC). The SHCC is chaired by the Lt. Governor and is representative of homeless stakeholders state-wide. By design, a CoC president or leader from each of the three CoC's holds a voting seat on the State Homeless Coordinating Committee and thereby has direct authority for approving ESG allocation. In addition to ESG, the Unified Funding process includes other State resources, namely the Pamela Atkinson Homeless Trust Fund and Critical Needs Housing. These combined sources represent a three-year average of roughly 3.5 million dollars in homeless resource on an annual basis.

Prior to funding recommendations being made, each CoC is asked to consult directly with the SHCC Allocation Committee. Each year, in conjunction with the Unified Funding cycle, the three CoCs in Utah are given a list of applications submitted for Unified funding that come from agencies within their respective CoC boundary. A CoC representative is then invited to present their region's funding priorities to the State Homeless Coordinating Committee's Unified Funding Allocation Committee. This presentation of priorities may include long-term CoC goals, local needs and anticipated gaps. The priorities presented should be in line with research-driven, best-practice models and facilitate greater leveraging of CoC funds. These CoC priorities then inform allocation for ESG and State funds administered through the State Homeless Coordinating Committee. The allocation committee's final allocation recommendation is then presented for approval in a public meeting to the State Homeless Coordinating Committee at which time each CoC has the opportunity to hear how their priorities have influenced the allocation of funds and to vote for or against the recommended allocation.

The State office that receives ESG funding is also the designated HMIS lead agency and has directed the development of performance measures that use HMIS data and are in line with HUD directive and national best practice. Reports include system-wide measures that can be reviewed on the local community, CoC, or State level and will be published quarterly. Reports may also be crafted to isolate funding sources, such as ESG, and all ESG and CoC leads are given access to this data. CoCs have also teamed up with the ESG State agency to participate in monitoring efforts of all ESG recipients within their respective geographic area. Each CoC has a process for ESG recipient monitoring included in the

policies and procedures that were submitted as a part of the 2013 CoC competition collaborative application.

The CoC's are responsible for HMIS project oversight and implementation, which encompasses planning, administration, software selection, managing of HMIS data compliance with HMIS standards, and reviewing and approving all policies, procedures and data management plans governing Contributing HMIS Organizations. The CoC's oversight and governance responsibilities are carried out by its Steering Committee, which includes representation from all three CoC's in the state as well as ESG representation, local leaders and the Lead Agency HMIS staff. The steering committee reviews and updates all HMIS policies and procedures.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BEAR RIVER ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bear River Association of Government works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
2	Agency/Group/Organization	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Five County Association of Government works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
3	Agency/Group/Organization	Six County Association of Governments
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Six County Association of Government works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
4	Agency/Group/Organization	Southeastern Utah Association of Local Governments
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Southeastern Utah Association of Local Government works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
5	Agency/Group/Organization	Wasatch Front Regional Council
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Wasatch Front Regional Council works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
6	Agency/Group/Organization	Mountainland Association of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mountainland Association of Governments works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.
7	Agency/Group/Organization	UINTAH BASIN ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Uintah Basin Association of Governments works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah.They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.

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

Not applicable.

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	State Homelessness Coordinating Committee	The State Homelessness Coordinating Committee coordinates the efforts of the ESG program, the State Emergency Shelter Grant, and the Pamela Atkinson Trust Fund.
Low-Income Housing Tax Allocation Plan	Utah Housing Cooperation	The Utah Housing Corporation allocated LIHTC funds in the state of Utah. Their allocation Plan, and the applications they fund, influences the applications received by the State HOME Program.
Wasatch choices 20/40	Envision Utah	Wasatch Choice for 2040 considers how growth, mobility, housing and jobs can be shaped for the next few decades to have outstanding positive impacts on the life of residents in the Greater Wasatch Area.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.115, 91.300(c)

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

HCD works with seven regional Association of Governments (AOGs) to conduct citizen outreach and gather information for the state Consolidated Plan. Each AOG's Consolidated Plan details a process for outreach and citizen participation. A review of these plans show that each of the seven local planning agencies has made a concerted effort to seek public input into their planning, priority, and funding processes through mailings, questionnaires, forums, web posting, and public noticed hearings. A 30-day comment period has been adhered to by each agency.

Those public comment periods (for regional plans) ended by April 1, 2014 and comments were forwarded to HCD with each area's Consolidated Plan update and action plan for 2014-15.

Workshops intended to explain the application process and how to successfully apply for CDBG funds, are held in October of each year in order to give applicants sufficient time to complete their application for the next funding cycle. Also, applicants hold public hearings to solicit input from local residents regarding projects in their area. So every project has been presented to local citizens.

At the state level, HCD has adopted a Public Participation Plan. In adherence to this plan, the process and scheduled meetings for public input and comment have been advertised and were held in accordance with Utah's Open Public Meeting Law and have been posted to the Utah Public Notice Website (<http://www.utah.gov/pmn/index.html>). Concurrent to that posting, the draft is posted to the HCD website (<http://jobs.utah.gov/housing>), and citizens and other public and private entities were invited to contact staff with comments and questions. The state 30-day comment period began April 15th and the state has submitted the 2014 Annual Update to the 2010-2014 Consolidated Plan on May 15th 2014. The formal public hearing was held at the HCD offices on May 15th at our location at 1385 S State St, Salt Lake City, Utah. This meeting was publicized in accordance with Utah's Open Public Meeting Law (UT Code § 52-4-101). This meeting is noticed statewide each year with electronic access to rural and remote areas upon request. Comments received at the hearings are posted and incorporated into the final draft plan. The State will provide a timely, substantive written response to every citizen complaint, within 15 days, were practicable.

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 Meeting	Non-targeted/broad community	No attendance	No Comments	Not applicable	
2	Internet Outreach	Non-targeted/broad community	No attendance	No Comments	Not Applicable	
3	Newspaper Ad	Non-targeted/broad community	No Response	No Comments	Not Applicable	
4	Internet Outreach	Special Interest Groups	No Response	No Comments	Not Applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The four CPD programs administered by the Division of Housing and Community Development are managed by their own distinct guidelines. The Olene Walker Housing Loan Fund, which administers the HOME program, is highly leveraged with Tax Credits and other private and public funds. The Home Program fund is structured as a revolving loan fund and as such generates significant program income. The CDBG, ESG, and HOPWA programs all rely on Federal grants to run their programs and are not as highly leveraged and do not generate the same levels of program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,398,980	0	0	4,398,980	4,398,980	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,017,887	3,844,600	0	6,862,487	6,862,487	Program income is based off of low interest loans made by the Olene Walker Housing Loan Fund.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	153,214	0	0	153,214	153,214	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,110,759	0	0	1,110,759	1,110,759	

Table 5 - 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

HCD matches HOME funds from state dollars appropriated by the Utah Legislature during their annual legislative session. For 2014-15, the legislature provided HCD with \$2,242,900 which includes the HOME match at 25% per home dollar to be spent. HCD will receive the same funding as the 2013-14 program year, which will require approximately \$750,000 in state match funds. It is HCD’s intent to match HOME funds throughout the year as projects are approved. In the 2012-13 program year the HOME program leveraged over eighty-three million dollars for multi-family housing and five million dollars was leveraged towards the creation or maintenance of single-family housing. For the multi-family program HOME funds were leveraged 11:1 with partner agencies and funding sources.

For the 2012-2013 program year CDBG leveraged 1:1 statewide. The CDBG program does not have a required funding match. In the case of small communities it is uncommon for additional funding to be readily available. Davis/Bacon labor/wage requirements are often a deterrent to using CDBG in conjunction with other funds. Many other funding agencies in the state, as well as the federal USDA- RD, do not require adherence to

Davis/Bacon. Local governments do not want the additional costs and administration that go along with compliance with Davis/Bacon. Despite these obstacles, there are additional funds brought into CDBG projects in order to complete the projects and maximize the points received in the rating and ranking process.

CDBG has promoted leveraging by awarding points, through their rating and ranking process, to projects which include leveraged funds. Additionally, some of the AOGs include additional requirements for leveraging.

CDBG has been allocated \$4,398,980 for FY14-15. The state will take \$100,000 plus 2%. Program income is unpredictable in nature but we don't expect any in the upcoming year. There are no outstanding loans (108, RLF, Interim, Float, etc.) or other sources of income anticipated in the upcoming year.

HOPWA funding does not require matching for program participation, however we do leverage the HOPWA housing assistance with case management services provided by partners such as Clinic 1A and the AIDS foundation. We also leverage HOPWA funding with CSBG funded project manager support to coordinate housing placements and effort with public housing authorities currently receiving HOPWA to simplify the eligibility and paperwork.

ESG state match is required for all funds minus the first \$100,000. The match requirement is made with state's funds through the Pamela Atkinson Homeless Trust Fund (PAHTF). ESG funds are leveraged through the PAHTF, Critical Needs Housing State Fund, HUD CoC funding statewide, State of Utah Behavioral Health, Utah Community Action, LDS Church, Catholic Community Services, Private Donors at sub-recipient agency level, Department of Human Services SAMSHA supported case management and Workforce Services employment and benefit eligibility.

Low Income Housing Tax Credits (LIHTC) in Utah are administered by the private non-profit Utah Housing Corporation (UHC). UHC has made the decision to focus on Transit Oriented Developments (TODs) and the vast majority of projects funded by LIHTC are TOD projects situated along the stops of the Frontrunner and TRAX lines on the Wasatch Front. The TOD projects are required to meet UHCs affordability guidelines which historically have targeted the population at about 40% Area Median Income. The application for funds used by UHC is the same as the application for HCD funds. This eases the process of using both funding sources. Many HCD funded properties are leveraged with LIHTC funds. The symbiotic relationship between these two funds allows for creation of many highly leveraged affordable housing properties.

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

The state does not own any land or property that may be used to address the needs identified in the plan.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2010	2015	Affordable Housing	State of Utah	Low income Housing	CDBG: \$500,000 HOME: \$2,500,000	Rental units constructed: 550 Household Housing Unit Rental units rehabilitated: 120 Household Housing Unit Homeowner Housing Added: 85 Household Housing Unit Homeowner Housing Rehabilitated: 110 Household Housing Unit
2	Eliminate Chronic Homelessness	2010	2015	Homeless	State of Utah	Eliminate Chronic Homelessness Housing for persons with HIV/AIDS	ESG: \$1,110,759	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homeless Person Overnight Shelter: 7150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Economic Development for Rural Utah	2010	2015	Economic Development	Five County Association of Governments Mountainland Association of Governments Southeastern Utah Association of Local Governments Wasatch Front Regional Council Six County Association of Governments Bear River Association of Governments Uintah Basin Association of Governments	Support Sustainability in Rural Utah	CDBG: \$160,000	Jobs created/retained: 100 Jobs
4	Affordable Home Ownership	2010	2015	Affordable Housing	State of Utah	Low income Housing	HOME: \$1,000,000	Homeowner Housing Added: 100 Household Housing Unit
5	Provide Supportive Services for Homeless	2010	2015	Homeless	State of Utah	Eliminate Chronic Homelessness	ESG: \$1,110,759	Other: 5000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Improve public infrastructure in rural Utah	2010	2015	Non-Housing Community Development	Five County Association of Governments Mountainland Association of Governments Southeastern Utah Association of Local Governments Wasatch Front Regional Council Six County Association of Governments Bear River Association of Governments Uintah Basin Association of Governments	Support Sustainability in Rural Utah	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Provide Accessible Housing	2010	2015	Affordable Housing	State of Utah	Low income Housing	HOME: \$60,000	Rental units constructed: 35 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Special Needs Housing	2010	2015	Affordable Housing	State of Utah	Low income Housing	HOME: \$100,000	Rental units constructed: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Provide housing for persons with HIV/AIDS	2010	2015	Affordable Housing	State of Utah	Housing for persons with HIV/AIDS	HOPWA: \$153,214	Housing for People with HIV/AIDS added: 59 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	HCD's primary goal is to promote the creation of new affordable housing. Housing is affordable if the renter is spending less than thirty percent of their income on housing costs. HCD targets households which make less than sixty percent of the area median income. The average household assisted by HCD funds makes forty percent of area median income.
2	Goal Name	Eliminate Chronic Homelessness
	Goal Description	The State of Utah has put a lot of emphasis on eliminating chronic homelessness. In completing this goal Utah has focused on the rapid rehousing of the chronically homeless population. This goal relates specifically to the amount of homeless persons sheltered overnight, and the number receiving rental assistance.
3	Goal Name	Provide Economic Development for Rural Utah
	Goal Description	Promoting economic development is a very important part of maintaining sustainability in Rural Utah. This goal is measured in the number of jobs supported or created by CDBG funded efforts.
4	Goal Name	Affordable Home Ownership
	Goal Description	The state of Utah focuses its efforts on the creation of new multi-family renter occupied affordable units. However, HCD also promoted the creation or rehabilitation of owner occupied properties through the promotion of individual IDA accounts, the self help, and other programs.

5	Goal Name	Provide Supportive Services for Homeless
	Goal Description	Provide Supportive Services for Homeless population in Utah. This goal is measured in hours of case management provided.
6	Goal Name	Improve public infrastructure in rural Utah
	Goal Description	The State Small Cities CDBG Program has a number of areas of focus. One of its primary areas of focus is on improving public infrastructure in Rural Utah. This goal is measured in the number of individuals benefited by a community infrastructure project.
7	Goal Name	Provide Accessible Housing
	Goal Description	Provide accessible housing for households serving persons with physical disabilities.
8	Goal Name	Special Needs Housing
	Goal Description	Housing for persons with mental illness or seniors.
9	Goal Name	Provide housing for persons with HIV/AIDS
	Goal Description	The HOPWA program uses its funds to promote affordable rental housing for persons with AIDS

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

Utah's HOPWA program is dedication one hundred percent towards providing housing for persons with HIV/AIDS. HOME and ESG both dedicate their funds towards affordable housing with home targeting low and very low income individuals, while ESG targets homeless individuals.

Funding Allocation Priorities

	Affordable Housing (%)	Eliminate Chronic Homelessness (%)	Provide Economic Development for Rural Utah (%)	Affordable Home Ownership (%)	Provide Supportive Services for Homeless (%)	Improve public infrastructure in rural Utah (%)	Provide Accessible Housing (%)	Special Needs Housing (%)	Provide housing for persons with HIV/AIDS (%)	Total (%)
CDBG	45	0	5	0	0	50	0	0	0	100
HOME	85	0	0	5	0	0	5	5	0	100
HOPWA	0	0	0	0	0	0	0	0	100	100
ESG	0	95	0	0	5	0	0	0	0	100

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

The proposed allocation of funds is in line with past the stated objectives of each program. The HOME program is dedicated towards the creation and maintenance of affordable housing, ESG is dedicated towards eliminating chronic homeless, while CDBG focuses on improving public infrastructure and affordable housing in Rural Utah.

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

See above.

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

Introduction

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	Olene Walker Housing Loan Fund
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The Olene Walker Housing Loan Fund (OWHLF) is the HOME grantee for the state of Utah. This fund is part of the division of 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>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Olene Walker Housing Loan Fund has a system in place for rating funding applications. For multi-family housing applications there are eight criteria each which has a maximum possible score associated with it. a perfect application would have a score of 100 points. The most important criteria are new capacity and loan leveraging, both of which have a possible value of twenty-five points. More new affordable units, and a higher leveraging ratio will earn an applicant more points. AMI targeting, worth a maximum of 10 points, is the next most valuable criteria. Projects which target a lower income population receive higher scores. Rehabilitation, community support and county population are all worth a possible ten points. Rural areas receive additional points. For rehab projects staff reviews which building systems will be replaced and awards points accordingly. Scoring for the "community support" criteria reviews whether project is consistent with identified needs and goals of local affordable housing plans. Unit size is worth 5 points. This criteria awards additional points to applications which are providing units with more bedrooms to accommodate larger families. The final category is a bonus category in which projects can receive up to 5 points for incorporating green energy efficiency elements into their projects.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	

<p>Describe how resources will be allocated among funding categories.</p>	<p>HCD uses federal HOME funds specifically to support our multi-family housing program.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>OWHLF does not award more than one 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 one million to a single project if they so chose. This is an extremely rare occurrence.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>OWHLF has chosen to promote the creation of new affordable multifamily units for very low income, low-income and moderate income households. Our method of distribution reflects this priority. Funds are also distributed to support HCD's goal to end chronic homelessness. We expect applicants to promote green building standards, large unit sizes and large leveraging as a result of our rating system.</p>
2	<p>State Program Name:</p>	<p>State of Utah HOPWA Program</p>
	<p>Funding Sources:</p>	<p>HOPWA</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>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.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>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. SCSO released a request for proposal to non-profits 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 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>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
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<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>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 AIDS or HIV.</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, 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 local newspaper and online to apply for HOPWA funding two months before the contract fiscal year. Application workshops are held to educate and inform applicants on how to apply for funding. The deadline for application submissions is set before the workshop</p>
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<p>Describe how resources will be allocated among funding categories.</p>	<p>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.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There are no limits or threshold factors in the awarding of HOPWA funds.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p><p dir="ltr">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.</p></p>
3	<p>State Program Name:</p>	<p>The State of Utah Emergency Solutions Grant Program</p>
	<p>Funding Sources:</p>	<p>ESG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Solutions Grant (ESG) Program provides financial assistance and essential services to homeless individuals and families. ESG provides safe and affordable housing and provides self-sufficiency to the homeless population.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The state of Utah ESG program awards grants through a competitive grant process. We have created a Unified Funding application process that includes ESG and two state homeless funds to coordinate these funds to meet the match as well as better meet strategic focus of funding. HCD 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 state’s 10 year plan to end chronic homelessness. HCD looks to fund agencies’ applications with ESG that support HUD goals and objectives. HCD coordinated the review process with CoC’s to align goals and resources. HCD follows HUD direction to allocate no more that 60% of ESG funds for shelter and outreach. Our primary focus is Rapid Rehousing dollars for those staying in shelters who are literally homeless.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The state of Utah has consolidated both state and federal sources of homeless program grants into a single application process (Unified Funding Program). A statewide allocation plan was developed by an allocation committee and approved by an interagency council on homelessness (the State Homeless Coordinating Committee). The State Community Services Office oversees the competitive grant process for proposals from programs statewide that serve homeless persons according to HUD’s definition of homelessness. All agencies that serve homeless in our state are encouraged to apply. Training is provided for the application process as well as training of ESG regulations and requirements. The State’s Homeless Coordinating Council Allocation Committee (SHCC) makes decisions regarding the distribution of ESG. Leadership from each of Utah’s Continua of Care (CoC) is invited to participate in the allocation process. The final recommendation for funding are submitted to the SHCC for approval.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	

<p>Describe how resources will be allocated among funding categories.</p>	<p>As per HUD's guidelines: no more than 60% will be allocated to Street Outreach and Emergency Shelter activities. The remaining 40%+ will be allocated to Rapid Re-housing and HMIS.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>No threshold factors or grant size limits.</p>

	What are the outcome measures expected as a result of the method of distribution?	The expectation is that by 1) targeting those who need the assistance most, 2) reducing the number of people living on the streets or emergency shelters, 3) shortening the time people spend homeless, and 4) reducing each program participant's housing barriers and/or housing; Utah will achieve its stated goal of ending chronic homelessness.
4	State Program Name:	Utah Community Development Block Grant Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Utah State 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, public services, and economic development. This program is an essential part of promoting sustainability in Utah's rural communities.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

Utah awards CDBG funds to regional associations of governments AOGs. Each of the seven AOGs in Utah receive a base amount of \$300,000 and the remaining funding is divided on a per capita allocation basis. Entitlement areas are not factored into this calculation. All funds are expended in rural communities. Each AOG has developed its own rating and ranking system to determine how to award CDBG funds to applicants. However common among the AOGs are the eight criteria:

The first criteria is “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.

The second criteria is “Job creation”. Points are given to projects that create or retain jobs.

The third criteria is “Housing stock”. Housing is a state priority. Housing projects that improve or expand the communities affordable housing stock is given additional points.

The fourth criteria is “Affordable housing plan”. Utah House Bill 295 requires all cities and counties to address the problems associated with the availability of affordable housing in their community’s plan.

The fifth criteria is “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.

The sixth criteria is “Financial commitment to community development”. Additional points are given to communities who show commitment based on criteria select by the regional AOGs.

The seventh criteria is “Project Maturity”. Each pre-application must contain a specific and detailed scope of work that contains a narrative description and a detailed engineer’s cost estimate. The AOG should determine the immediate viability of the project. Leveraging is also considered as part of this criteria.

The eighth and last criteria is “Planning”. The AOGs review the 5-year consolidated plan, as well as more recent annual updates to the consolidated plan, when available, and then establish regional priorities and award points accordingly.

In the rating and ranking of CDBG applications, each region will recognize an applicant’s accomplishments consistent with these principles by adding additional points for the following: (1) Demonstration of local responsibility for planning and land-use in their communities in coordination and cooperation with other governments. (2) Development of efficient infrastructure including water and energy conservation. (3) Incorporation of fair housing opportunity and affordability into community planning. (4) Protection and conservation plan for water, air critical lands, important agricultural lands and historic resources. (5) Removal of barriers to accessibility of programs and facilities for all persons.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The State Small Cities CDBG program in Utah goes to great lengths to ensure that all rural communities are well notified and prepared to apply for CDBG funds. On an annual basis the State holds how-to-apply workshops in each region of the state. These workshops are publicized by the regional associations of governments to the municipalities, and other private and public service providers. In this workshop State staff present and review the annually updated Application Policies and Procedures. This manual clearly outlines the procedures for applying for CDBG funds. It explains the CDBG rating and ranking system, important deadlines, and all other information needed to successfully apply for funds. These workshops are well attended and have been very fruitful. State and AOG Staff are all made available to applicants. The application policies and procedures manual is also on CDBGs website at: http://jobs.utah.gov/housing/cdbg/documents/CDBG_WebGrants_Application_Instructions.pdf</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>CDBG funding categories include admin, planning, and technical assistance, economic development, housing, public facilities, public services, and “other”. Each AOG has developed their own rating and ranking system according to the needs in their various regions of the state. The rating and ranking systems promotes certain project types over others. However, funding is awarded in response to the types of projects which come before the various AOGs. The state has final approval authority over these systems, and they must include the state’s mandatory elements (Capacity to Carry Out the Grant, Job Creation, Housing Stock, Affordable Housing Plan , Extent of Poverty, Financial Commitment to Community Development, Project Maturity, Successful participation in quality growth community programs). The rating and ranking systems are evaluated each year and modifications are made. Special efforts continue to eliminate subjectivity and create clearer scoring criteria.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>The state small cities CDBG program does not fund less than \$30,000 to any one project. Some AOGs have chosen to limit the maximum grant size. However, this varies by location.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>As a result of this method of distribution Utah is improving the sustainability of rural communities throughout the state. Local community needs are being adequately evaluated due to the local and regional expertise of the associations of governments through which the State Small Cities CDBG program operates. These needs are being addressed according to the priorities the local AOGs are outlining. The funds are being expended appropriately and rural Utah is reaping the benefits.</p>

Discussion

The HUD funds for HOME, CDBG, ESG, and HOPWA are governed by each program's allocation plan.

Those plans are created in a public process that provides at least an annual hearing. Hearings are advertised statewide in accordance with Utah's Open Public Meeting law. Comments are considered in finalizing changes and updates to each allocation plan. In addition, each program's distribution of funds is governed by state Boards with membership appointed by the Governor and other advisory committees which make final decisions for project funding in an open public meeting format. A representative of the Attorney General's Office also provides consultation to HCD staff and the related Boards on open public meeting laws and processes.

AP-35 Projects – (Optional)

Introduction

HCD does not have a list of projects which will be funded in the coming program year. Program priorities and needs have been identified, but specific projects to be funded are always subject to change up until the actual applications are received and the various program boards deliberate on their value and worth.

#	Project Name

Table 10 – Project Information

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

HOME has prioritized the creation of new affordable housing. CDBG has prioritized public infrastructure and other community needs in rural areas. ESG has prioritized the rapid rehousing of homeless and the elimination of chronic homelessness. HOPWA is dedicated to providing affordable housing for persons with HIV/AIDS.

These priorities are the same priorities identified in the five year consolidated plan. These priorities were identified by HCD after careful consultation with local leaders, public representatives, and a thorough analysis of housing, demographic, and economic information provided by the Census and other legitimate data sources. HCD has found that increasing the number of affordable housing and the rapid rehousing of homeless to be the most effective means of providing stable housing to underprivileged Utahans. CDBG's partnership with regional AOGs has allowed extensive consultation with local leaders to take place and has proven effective in ensuring that the greatest needs in rural Utah are the needs being addressed by the CDBG program.

Obstacles to addressing underserved needs are found in poor census information, discouraging regulations attached to federal funds, and a lack of advocacy in rural areas.

Poor census information is an impediment to the carrying out of HCD programs. Rural areas in particular suffer from extreme unreliability. This is due to the elimination of the long form of the census and the increased use of the American Community Survey. The survey, while effective in highly populated regions, does not accurately reflect the demographic, housing, and economic situation of rural areas. This discourages a good understanding of the housing market and the individual needs which exist in Rural Utah. Poor information regarding disability, the existence of dilapidated housing, the number of minorities, homelessness, and single parent or large households have all been barriers to addressing underserved needs.

Regulations attached to federal funds has been another obstacle. This has been especially true for the CDBG program which operated in Rural Utah. Applicants from rural areas often do not have the time or manpower to deal with the various regulations imposed by HUD. Extensive and sometimes expensive civil rights compliance are often discouraging for small town part-time officials.

The last obstacle to addressing underserved needs is a lack of effective advocacy in rural areas. While highly populated areas are well served by non-profit advocacy groups who highlight and champion the cause of a variety of needy underserved populations, these groups do not exist in many rural regions of the state.

HCD, the CDBG program, and regional AOGs, are all working diligently to overcome these barriers and work with rural communities to ensure the underserved needs are properly identified and that any obstacles to program utilization are worked out.

AP-38 Project Summary
Project Summary Information

Table 11 – Project Summary

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

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

No

Available Grant Amounts

\$0

Acceptance process of applications

Not Applicable

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

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

No

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

Not Applicable

AP-50 Geographic Distribution – 91.320(f)

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

As a State program, HCD does not allocate funds to specific neighborhoods, or communities. Among the four programs only CDBG allocates funds geographically, they do so by allocating funds to regional associations of governments (AOGs). The AOGs are all comprised of various counties which join together to coordinate planning and the administration of funds.

Geographic Distribution

Target Area	Percentage of Funds
Five County Association of Governments	6
Mountainland Association of Governments	6
Southeastern Utah Association of Local Governments	6
Wasatch Front Regional Council	6
Six County Association of Governments	10
Bear River Association of Governments	7
Uintah Basin Association of Governments	7
State of Utah	52

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME, HOPWA and ESG funds are not distributed geographically. CDBG funds are distributed to the seven regional associations of government. The percentage of funds which they receive in relation to the total funds the four State programs receive is listed above in table 10. As stated earlier in the “Method of Distribution” section of this document those funds are allocated on a per capita basis.

Discussion

Affordable Housing

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

Introduction

HCD has made great progress towards providing affordable housing. The creation of new affordable units is the primary focus of the Olene Walker Housing Loan Fund, and is also supported by the other programs at HCD. Rental assistance is common in helping both the homeless and HIV/AIDS populations. Rehab of existing units is also supported by HCD funds.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	1,145
Special-Needs	0
Total	1,445

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	359
The Production of New Units	642
Rehab of Existing Units	367
Acquisition of Existing Units	77
Total	1,445

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion

HCD has chosen to focus on the creation of affordable housing and on ending chronic homelessness. HCD does promote the special needs population in its rating and ranking of funding applications; however, HCD does not set aside funds specifically for projects which are dedicated towards special needs households. Special needs groups such as veterans, youth aging out of foster care, single mothers, victims of domestic violence, the elderly, and disable households all add value to the application process. The reason this is not reflected in HCD's goals is that funds are designated for affordability, and not set-aside or earmarked for any of these special needs populations.

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

Introduction

The State of Utah does not fund PHA's

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

See above

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

See above

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

See above

Discussion

See above

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

Introduction

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

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

ESG funds will target outreach activities, specifically for chronic homeless, throughout the state. Grant recipients are required to use the coordinated assessment tools created by the CoC's. In these tools is assessment for unsheltered. HCD also focuses outreach funding to agencies that have higher levels of clinical outreach works to do better assessment of unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG will continue to use its funds for emergency shelters throughout the state. We also require those emergency shelters who use HMIS to record numbers served and outcomes when exiting shelter. HCD encourages best practices be used in temporary sheltering or housing individuals and families. HCD has funded emergency shelters to do rapid rehousing of those staying in shelter. HCD's goal is to reduce the length of stay in shelter by rapidly re-housing those staying there.

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

ESG recipients will use their coordinated intake and assessment to make housing decisions, shorten the period of time that families and individuals spend in homelessness, and to refer to appropriate housing solution. All shelters receiving ESG are also receiving rapid rehousing funding with ESG to facilitate moving chronic individuals/families, veteran individuals/families and youth into permanent housing.

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

The State Homeless Coordinating Committee will continue to manage efforts to implement a discharge coordination policy statewide. The SHCC has a distinct subcommittee focused on addressing these issues with active representation from juvenile justice, foster care, corrections, the Utah State Hospital, and State Developmental Center. This subcommittee will work with each CoC to develop a section of the plan that addresses each geographic area and each institution's unique issues - with a goal for keeping discharged persons from homelessness and to integrate such persons into society.

Related policies have been drafted and presented to the State Homeless Coordinating Committee and will be updated and reviewed by the SHCC and all three CoCs in the 2014 calendar year. Policy implementation continues to be directed by the cabinet level member of the SHCC responsible for that institution of care and is reported at quarterly SHCC meetings (for accountability purposes).

Many policies have already been successfully implemented through existing programming. The Utah Department of Health and Utah Department of Human Services have fully functioning discharge policies and procedures for those exiting the Utah State Hospital, Utah Developmental Center and Medicaid Certified Nursing Facilities. In all cases, well-trained discharge planners work with the patient and family (where applicable) to assure discharge into safe housing.

The Youth Task Force will continue to identify existing resources and evenly distribute youth across providers. The Task force has identified 800+ at-risk youth in the SLC area during the past year. In other counties, with smaller populations of at-risk youth, DCFS youth in transition specialists and other local youth providers actively participate in Local Homeless Coordinating Committees to address needs as they arise. Additionally, the Utah Department of Human Services, who has responsibility for juvenile justice, has implemented a training program to educate youth in detention to support an effective connection with society upon release. Pilot programs for housing youth upon release have been implemented and are currently under review.

Several programs have been implemented to support those coming out of incarceration in the two major jails in Utah. These programs include housing, treatment for those with mental health and substance abuse issues and other supportive services. A specific program has been implemented within the women's prison called Your Parole Requires Extensive Preparation (YPREP) that provides the women access to a dozen classes provided by community agencies within the prison walls. Classes improve understanding of and connection with community agencies. A Second Chance Act funded program provides housing with supportive services for men who are fathers. Another Second Chance Act funded program has developed an extensive statewide employment program assisting those released from prison to access employment opportunities.

The DWS supportive services committee continues to refine protocol to support employment for those leaving incarceration, juvenile justice, and foster care. HCD staff will meet at least biannually with DWS to better coordinate discharge planning.

Set-aside housing units will be targeted during 2014-15 when DHDC conducts on-going 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.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	14
Tenant-based rental assistance	31
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	9
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	5
Total	59

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

Introduction

Affordability is a issue which HCD takes very seriously. A large majority of HCDs funds go towards promoting affordable housing in the form of the creation of new affordable units, or rental assistance. HCD works with cities to eliminate barriers to fair housing. State law requires communities to compete affordable housing plans. HCD has taken the initiative in promoting the completion of quality plans. A new affordable housing plan database and template has been created by staff, and trainings and outreach has been effective in improving the quality of plans.

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

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 affordable housing plans.

Utah State Law requires municipalities to write affordable housing plans which are meant to be updated every two years. HCD staff receive these plans and evaluate them. Staff provide technical training and guidance to municipalities regarding the appropriate analyses and evaluations which they are meant to undertake. Staff have recently created a sophisticated rubric and scoring mechanism for evaluating these plans and are actively giving feedback to municipalities as to how to improve their plans. 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. Trainings on this new technology are 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 supposed to evaluation land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

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

Discussion

In reviewing affordable housing plans which have been submitted by communities throughout the state, HCD staff has noticed improvements in the quality of the submitted plans. A template has been created with an associated scoring rubric. Scores for submitted plans have improved. This shows a renewed commitment by communities to promote affordability.

AP-85 Other Actions – 91.320(j)

Introduction

Actions planned to address obstacles to meeting underserved needs

HCD has identified a gap in institutional structure in regards to the financing of affordable housing. Funds which are raised through the requirements of the Community Reinvestment Act have not been invested in affordable housing due to the lack of an adequate organization to coordinate the expenditure of these funds. This is a major obstacle which is preventing the funding of affordable housing projects geared towards the poor and the various protected classes. In April 2014 the Olene Walker Housing Loan Fund approved the expenditure of funds towards the creation of a Transit Oriented Development Fund. Our contribution to this fund will be leveraged with CRA funds and fill the gap in financing which previously existed.

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 the creation of new affordable housing. Each year the HOME program is responsible for the creation of 60-750 new affordable housing units. 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 responsible for the creation of new homeless units and the efficient use of existing homeless facilities. Homeless facilities are extremely affordable in that the residents for the most part are not expected to pay for their accommodations. These facilities are also monitored and closed maintained

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

The CDBG program is focused on both community needs than and housing. However, every year CDBG funds support rental assistance, and down payment assistance in rural areas of Utah.

These efforts are ongoing and each year HCD works to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The State of Utah has estimated that there are 75,000 homes in the non-entitlement areas that were constructed prior to 1978. Of these homes, an estimated 20,000 are most likely to have lead-based paint somewhere in the home. And it is expected that 12,000 of these homes are occupied by low or moderate-income persons. As a State, Utah has one of the lowest rates in the country for lead poisoning for children under the age of 6 years – only 1%.

Housing rehabilitation programs are carried out by 5 of the 7 regional Associations of Government organizations. However, lead-based paint reduction is not the primary focus of these housing rehab programs. As lead-based paint is encountered in homes targeted for rehab with HUD dollars, it is mitigated by following HUD's lead-based paint regulations. All pre-1978 multifamily and single family units that are funded with HUD dollars are required to meet all HUD requirements for testing and mitigation of lead-based paint. In addition, EPA's new Lead Renovation, Repair and Painting (RRP) rule took effect April 22, 2010. All contractors performing activities that disturb more than six square feet of surface area in homes, child care facilities, schools or other public and commercial facilities built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Utah is making concerted efforts to insure that contractors have completed the new training.

Housing replacement has become more common in the rural areas where rehabilitation of older manufactured homes is not cost effective. This practice will further reduce the number of pre-1978 homes in the State. The challenge for the program managers continues to be 1) limited funding 2) local staff turnover 3) lack of trained contractors in the rural areas and 4) a large geographic area (80,000 square miles) to cover.

The urban areas of Salt Lake City and Salt Lake County operate very successful lead hazard reduction/housing rehab programs. This is due in part to the relatively small urban geographic they serve. Federal budget cuts will limit the number of homes that can be served.

We encourage partnerships between the Weatherization, CDBG and HOME programs so that trained staff is available in each of the 7 regions to test the pre-1978 homes of low income persons. However, the proposed massive budget cuts to the CDBG program threaten to eliminate our housing rehab programs. However, we will continue to strive to raise the awareness of the issue of lead-based paint and lead poisoning in the State of Utah.

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.

Actions planned to develop institutional structure

HCD has identified a gap in institutional structure in regards to the financing of affordable housing.

Funds which are raised through the requirements of the Community Reinvestment Act have not been invested in affordable housing due to the lack of an adequate organization to coordinate the expenditure of these funds. In April 2014 the Olene Walker Housing Loan Fund approved the expenditure of funds towards the creation of a Transit Oriented Development Fund. Our contribution to this fund will be leveraged with CRA funds and fill the gap in financing which previously existed.

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. The State Homeless Coordinating Committee is committed to coordinating the efforts of public private and social service agencies in addressing homelessness. HCD's efforts have been a valuable contribution towards achieving the goal of overcoming chronic homelessness. However, equally important this Committee has pioneered efforts in Utah in showing 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 State Small Cities CDBG Program has taken the innovative approach of allowing its program to be run through regional Associations of Governments. These AOGs have strong connections to the local social service agencies and the local jurisdictions and private enterprises in their respective regions. Having the CDBG program broken up and run by the AOGs improves the ability of the program to coordinate with local providers and react to the needs of local communities.

Discussion

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	92.80%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

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

In April 2014, the Division received approval from the Olene Walker Housing Loan Fund Board to set up a guarantee program with the Utah Center for Neighborhood Stabilization. The loan guarantee

fund, called the Transit-Oriented Development Loan Guarantee Fund will help HCDD to better leverage CRA funds from Utah's industrial banks to meet Utah's growing need for affordable housing and to consolidate much of the expected growth in transit oriented development (TOD) zones. Information received or created for each loan guarantee will be made available to HCDD for monitoring and audit purposes. The OWLHF Board has allocated \$5.0 million to the guarantee fund.

TOD loan guarantees will not exceed 30 years per project, will target households that do not exceed 80% of the area median income for the population served by each development, and will fund the development and construction of affordable housing that is completed and occupied within five years of the construction date.

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:

Contracts issued by the Division of Housing and Community Development for projects funded by the Olene Walker Housing Loan Fund Board (using HOME funds and state match including program income) include language that requires adherence to recapture provisions per CFR 92.254 (a) (5). The promissory note for loans also restates the recapture requirement and the affordability period. Under the recapture option selected by HCD, the division will recover all of the HOME assistance or share in net proceeds at the time of the sale by the borrower/grantee. Depending upon each particular project, HCD will apply one of the basic options for recapture:

1. HCD can recapture the balance remaining on the entire amount of the HOME assistance from the borrower/grantee if the property is sold during the HUD affordability period,
2. HCD can elect to reduce the amount of the HOME assistance to be repaid on a pro-rata basis according to the amount of the affordability period the borrower/grantee has owned and occupied the property,
3. HCD and the borrower/grantee can share the net proceeds of the sale of the property based upon the ratio of the HOME assistance provided to the sum of the borrowers/grantee's investment plus the HOME assistance, or
4. HCD may allow the borrower/grantee to recover his/her entire investment before any of the HOME assistance is repaid to the HCD from the remaining net proceeds of the sale of the property.

In most cases, HCD will apply option #1 above. There are no restrictions on the price of the property or an income requirement of the buyer. Upon recapture, the affordability period is terminated. HCD will identify the returned funds as program income and use the returned funds for other HOME-eligible activities.

In cases of foreclosure, HCD will recapture the amount from net proceeds available from the sale rather than the entire amount of the HOME investment. If there are no net proceeds from the foreclosure, repayment to the HOME account is not required and HOME affordability requirements are considered satisfied.

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:

Only rarely does HCD apply resale provisions. Resale option is typically used in areas where it is difficult to obtain affordable housing such as areas with high home prices, rapidly appreciating housing costs, shortage of affordable homes and no land available. In this case, the property must remain affordable for the length of the HUD designated affordability period. If the original

borrower/grantee sells the property, it must be sold to a buyer with an AMI between 65%-80%. Depending upon each particular project, HCD will ensure that the resale price must provide the original borrower with a "fair return on investment" which includes any initial investment by the borrower as well as any capital investment. The fair return will be based off of the percentage change in the Consumer Price Index over the period of ownership. In a declining market, a loss of investment may constitute a "fair return on investment". Capital investments must increase the value of the home, prolong the life of the home, adapt it to new uses and last longer than one year. Capital improvements may include, but are not limited to the following: new roof, additions to the home, kitchen or bathroom modernization, landscaping, fence.

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

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

Emergency Solutions Grant (ESG) Reference 24 CFR 91.320(k)(3)

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

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.

Utah's COCs are in the process of developing a centralized coordinated assessment system.

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).

At this time, Utah is not facilitating sub-awards.

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.

State ESG recipient is consulting with all local Continuum of Care to develop performance standards that will provide a measure to evaluate each ESG service provider's effectiveness including how well the provider succeeded at 1) targeting those who need the assistance most, 2) reducing the number of people living on the streets or emergency shelters, 3) shortening the time people spend homeless, and 4) reducing each program participant's housing barriers or housing stability risks.

SCSO recognizes that performance measures will continue to evolve as we become more proficient in administering the program and better able to identify and address the underlying issues of homelessness. Baseline information from FY2013 will be used to further refine measures and standards for the FY2014 ESG funds.

Discussion

