

BEAR RIVER ASSOCIATION OF GOVERNMENTS
2010 Regional Consolidated Plan
2012 Annual Action Plan Update

March 1, 2012

2010 BEAR RIVER REGION CONSOLIDATED PLAN
2012 Annual Action Plan Update

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Section I. Executive Summary

A. Evaluation of current needs

Housing

BRAG, which also staffs both the Logan City Housing Authority and the Bear River Regional Housing Authority, is constantly evaluating local housing needs. The current economic conditions in the region have greatly reduced past years' needs for moderate income housing, as market value and demand for housing of any kind have both dropped substantially. Total construction for 2011 decreased 51% in Box Elder County and 9.5% in Cache County while increasing 15% in Rich County over 2010. All counties are still considerably lower than the value of construction and number of permits issued compared to 2008. Additionally, foreclosure rates peaked at nearly 1% in Box Elder and Rich Counties and near 1 in 600 in Cache County in 2011.

The number of families waiting for rental assistance through the regional housing authorities peaked at 980 during 2011, up from 650 in 2010 and 450 in 2009. As of March 2012, the list had 650 families awaiting assistance. This is in addition to the 810 families that have received financial assistance, counseling, rent and mortgage assistance in the past year.

There is also persistent demand for transitional housing for persons with mental health disabilities in Box Elder County and victims of domestic abuse throughout the region. A 2011 study by local non-profit service provider New Hope Crisis Center documented a 116% increase in demand for the number of adult and child and a 185% increase in days sheltered over services provided in 2010. Additionally, the number of individuals and families seeking long-term supportive transitional housing grew 110% over the same period.

Community Development

BRAG staff routinely assesses local community infrastructure needs through routine visits with member communities, surveys and the Regional Capital Improvements Projects List. These needs are felt most acutely in remote rural regions and small communities where funding for community-wide projects is limited.

Common needs include access to critical community infrastructure such as Emergency Response and Public Safety and adequate water and wastewater facilities.

There is also a lack of capacity to provide long-term community land use and facilities planning. Without full- or even part-time staff to address long-range planning, most communities in the region are reactive to growth and provide only minimal required services to landowners and developers. Technical planning for infrastructure and specialized needs such as moderate income housing is often deferred or performed only when outside funds are accessed to hire consultants. Through 2011, BRAG has provided technical assistance for moderate income housing planning utilizing CDBG funds, and provides other planning technical assistance through State of Utah Permanent Community Impact Fund Board funds and U.S. Department of Commerce Economic Development Administration funds.

Planning to address infrastructure and programs to provide transportation services to special needs populations such as Persons with Disabilities, the Elderly, and Low-Income Households has become a regional focus. BRAG currently provides “Mobility Management” planning and coordination services in cooperation with the State of Utah Department of Transportation and the U.S. Department of Transportation Federal Transit Administration.

Pre-Disaster Hazard Mitigation planning to identify projects communities can implement to lessen damage in the event of a natural disaster has been conducted for the Region as a whole with input from each local municipality and county. Funding for this plan was provided by the Utah State Department of Homeland Security and the Federal Emergency Management Agency.

An Interoperable Emergency Communications Plan was completed in late 2010 for the Region as an effort to coordinate communications efforts between jurisdictions, agencies, and volunteer groups in the event of an emergency. This plan was completed using funding from the U.S. Dept. of Homeland Security.

Economic Development

Economic development assistance in form of loans and micro-loans has been reduced over recent years, but BRAG has increased access to technical assistance and training throughout the region. This includes workforce and language training for immigrant and refugee populations, coordinated planning and development of infrastructure for the steady growth the region is experiencing, including transportation, and coordinated services to emerging and existing businesses to help decrease local business failures and increase sustainability and prosperity. In 2011, BRAG assisted in establishing a business outreach program – the Business Expansion And Retention (BEAR) program – in Box Elder and Cache Counties to better coordinate the distribution of public economic development and entrepreneurship assistance to the private sector. The BEAR program frequently refers business owners and prospective entrepreneurs to the BRAG economic development assistance available through the regional Business Resource Center.

B. Evaluation of past performance 2010 and 2011 Housing

Regional Housing efforts have focused on low-income and workforce housing through rental assistance, subsidized rental units, weatherization and home improvements, and first-time homebuyer grants to cover closing costs. Additionally, new units to provide transitional housing for victims of domestic violence are being constructed.

- Emergency repairs for 42 homes (CDBG)
- Logan City emergency repairs for 15 homes (Logan CDBG)
- Assisted 7 homeowners with water/wastewater systems (CDBG)
- Housing Repairs completed on 24 homes (Critical Needs)
- 98 first-time home buyers received up to \$2,000 in closing cost assistance (American Dream Down Payment Initiative, ADDI, is currently unfunded by Congress. Funds

are allocated from the regional CDBG set-aside. All ADDI funds are disbursed as grant, not loan)

- 14 families resided in BRAG-managed CROWN affordable rent subdivision in Tremonton (Low Income Housing Tax Credit, LIHTC)
- 35 families reside in affordable apartment complex in Tremonton (LIHTC)
- Helped 7 families with disabled members purchase home through *HomeChoice* mortgage program (Fannie Mae)
- Performed 89 inspections for lead-based paint (CDBG)
- Completed 6 Major Home Repair projects (HUD Home, Olene Walker)
- Provided transitional housing to 27 families (HUD Continuum of Care, Pamela Atkinson Homelessness Fund)
- Provided one time rent assistance to prevent homelessness to 1275 families (HUD Emergency Shelter Grant (ESG), FEMA Emergency Food and Shelter Program (EFSP), Fed Off of Community Services – Community Services Block Grant)

Community Development

Regional Community Development priorities have focused on improving access to safe, decent, affordable housing and local brick-and-mortar infrastructure. Technical assistance was provided to communities throughout the region to deal with housing affordability planning. Additional planning assistance was given to LMI communities to facilitate safe and successful development patterns.

- Improved public water & sewer infrastructure in 1 communities (CDBG)
- Improved availability of and accessibility to services in 2 communities (CDBG)
- Assisted 4 communities update moderate income housing plans (CDBG Planning)

Economic Development

Economic Development efforts are directed towards growing local small business through financial assistance and technical training. Further Revolving Loan and Micro-loan assistance is being provided through the Utah Microenterprise Loan Fund. Since 2009, seven new loans have been issued in the Bear River Region – three each in Box Elder and Cache Counties, and one in Rich County. BRAG will continue to partner with UMLF, USDA Rural Development, and other lenders to encourage lending to business retention and entrepreneurial efforts.

- Agri-business Opportunities
 - Assisted 3 existing businesses 2009-2011
- Bear River Heritage Area (CDBG, EDA)
 - 20 work items completed including Barn Stabilizations, Driving Barn Tours, Festivals, Advertisement, Workshops, Area Guide Update, and Website Development
 - 33 new businesses endorsed in guide and website
 - Discussion with 4 communities on Certified Local Government designation for historical preservation
- Established Cache Business Resource Center to assist emerging and established businesses (CDBG, EDA)

- Business planning technical assistance
 - Financial advising and technical assistance
 - Served over 415 clients in 2010 and 2011
- Revolving Loan Fund – existing accounts
 - \$399,972 in financing to 5 businesses
 - 43 jobs created, 39 filled by LMI persons
 - 22 additional jobs anticipated
 - 33 businesses assisted
- Business Expansion & Retention (EDA)
 - 2 volunteer positions to perform business assessments
 - 209 businesses surveyed
 - 236 referrals to local government and non-profit service providers
 - \$22,150 in EDA investment grant to facilitate volunteers

C. Funding Priority Decision Making Process

CDBG:

Since 1984, BRAG has been continuously revising the CDBG Rating and Ranking process to reflect local community development priorities, as well as HUD and State mandates. The BRAG Governing Board, consisting of elected officials from throughout the Bear River District, reviews rating and ranking priorities on an annual basis before the Community Development Block Grant application process begins in July. Those projects that have the highest rating and ranking are selected for funding. The fixed criteria address percent of moderate, low and very low income, quality growth principals, providing decent safe and affordable housing, creating suitable living environments, creating economic opportunities, impact, strategic planning, project maturity, collaboration, and additional funds leveraged.

HUD Section 8: <http://www.hud.gov/offices/pih/programs/hcv/>
<http://www.hud.gov/offices/cpd/affordablehousing/>
<http://www.hud.gov/offices/pih/programs/hcv/forms/guidebook.cfm>

In addition to HUD's requirement that low and moderate income families should not spend more than 30% of their income on housing, the Bear River Housing Authority has established four additional priorities in order to facilitate family success. These priorities address emergency crisis situation, achievement directed (FAST) or daily challenged (DC). An achievement directed family is one that demonstrates a minimum level of self-directed activity. A daily challenged family is one whose daily problems are using all of their time and energy and are therefore unable to focus on anything else. Their ability to become success or achievement oriented is delayed until resolution of that challenge has been made. Applicants who are disabled and or elderly will qualify as daily challenged. The priorities are described in greater detail in Section 5. *Method of Distribution*.

Emergency Home Repair:

The Emergency Home Repair program provides grants to low to moderate income families to pay for emergency home repairs such as water, waste water, roof, etc. Persons with incomes below 50% Area Median Income (AMI) are eligible for grants of \$2,000. Persons with incomes between 50% and 80% may receive \$1,000. Project completion is based on a first come basis. (\$40,000 State CDBG, \$20,000 Critical Needs, \$20,000 Logan City CDBG)

Transitional Housing for Victims of Domestic Violence:

BRAG receives funds from the **Pamela Atkinson Homeless Housing Fund** and **HUD Continuum of Care Program** for the purpose of providing approximately \$2,700 for transitional housing for families who are victims of domestic violence. Families whom have been referred by Community Abuse Prevention Services Agency (CAPSA) and whom have third party verification of violent situation will be served on a first come basis.

Rural Utah Single Family Rehabilitation and Reconstruction Program:

This program is funded by *Single Family Rehabilitation and Reconstruction Program* under HUD HOME Program and the Olene Walker Housing Loan Fund (OWHLF). The program is supported by a partnership between the Utah Division of Housing and Community Development and BRAG to provide low-interest loans for home repairs to low-income households for existing owner occupied single-family units in the Bear River region. Application funding procedures are established by the Olene Walker Board and Division of Housing and Community Development. BRAG has not instituted any additional funding requirements and is instrumental in assisting the client with the application that is submitted to the Olene Walker Board. (See method of distribution.)

OLENE WALKER HOUSING LOAN FUND

http://community.utah.gov/housing_and_community_development/OWHLF/programs.html

Olene Walker Housing Loan Fund was established to support quality affordable housing options that meet the needs of Utah's individuals and families, while maximizing all resources. Utahns served by the fund include those with low-incomes, first-time home buyers, residents with special needs such as the elderly, developmentally disabled, physically disabled, victims of abuse, and Native Americans. Money from the fund is generally loaned to first time homebuyers, builders, and developers. This is a revolving loan fund that is administered by the State Division of Housing and Community Development. Guidelines for administering the programs are developed and administered by the OWHLF Board and Division of Housing and Community Development Staff. The OWHLF programs that are delivered to the Bear River region by BRAG include: Single Family Rehabilitation Program (described above). ; American Dream Down payment Initiative (ADDI) funds BRAG's First Time Home Buyer Program.

On April 26, 2007 a contract was executed between BRAG and OLHLF for a grant of \$14,700 to be used to match the Pamela Atkinson and HUD Continuum of Care funds to provide transitional housing for victims of domestic violence.

First Home Buyer Program

Funded by BRAG CDBG set-asides, persons earning less than 80% AMI are eligible for up to \$2,000 for down payment or closing costs on a single family home. Applicants receive full \$2,000 if they apply at least 30 days before closing and take the First Time Home Buyer class offered by USU. The money is repaid at time of refinancing or sale.

One Time Rent Assistance and Homelessness Prevention

Funded through HUD Emergency Shelter Grant (ESG), FEMA Emergency Food and Shelter Program (EFSP), Fed Off of Community Services – Community Services Block Grant), this program provides first months rent to persons whom are homeless and one month's rent to help persons from becoming homeless. This is only available to the family one time and for one month rent (or mortgage payment). They have to demonstrate that their income within the 30 days prior to appointment was below 125% of poverty. They have to demonstrate that they can pay for any remaining obligation (i.e.

second month rent, deposit, etc.) and that no more of the family's income is being paid on housing.

Low Income Housing Tax Credit Program (LIHTC)

This program is administered by Utah Housing Corporation (UHC). Whereby, UHC develops the funding mechanism and develops the project, then BRAG manages the project. Three such projects have been developed and are leased up in Tremonton. Crown Bear River and Crown Tremonton are both *lease- to- own* single family units available to families who earn less than 55% of the County Median Income. Crown Bear River consists of eight homes and Crown at Tremonton has four. The third project is a 24 unit apartment complex with units having one, two, and three bedrooms. These are rented to persons earning less than 52% of AMI.

LIHEAP and Weatherization are two programs operated by BRAG that provide financial assistance to cover utility costs and to perform actual weatherization on homes owned by low income persons. These programs are not funded by HUD and are not included in this Consolidated Plan.

D. Summary of Citizen Participation and Consultation

Public input for the identification of needs and priorities was gathered through a CDBG public hearing on January 24th, 2012, consultation with service providers, the Regional Housing Authority Board, and feedback from the local Homeless Coordinating Committee. Additionally, BRAG has conducted regular regional needs and perceptions surveys through Dan Jones and Associates. Furthermore, BRAG completed a regional Comprehensive Economic Development Strategy (CEDS) in 2008 that is updated annually and provides additional workforce and economic analysis and public comment. Additional public input is documented in greater detail further in this report.

E. Priorities to accomplish in 2012

1. Housing

- Prevent Homelessness and Eliminate Chronic Homelessness
- Increase Subsidized Rental Housing Accessibility
- Increase Subsidized Home Ownership
- Increase Housing Options for Persons with Special Needs and Subsidized rental housing for seasonal workforce, persons in transition, Veterans
- Rehabilitate Housing Stock including Emergency Home Repairs
- Improve opportunities for home ownership (affordable to working families)
- Transitional Housing (may or may not be subsidized) for victims of domestic violence, persons with mental health disorders

2. Community Development

- Improve Infrastructure (water, sewer, transportation) to increase suitable living environment
- Community Development, Land Use and Infrastructure Planning
- Moderate Income Housing Planning

3. Economic Development

- Facilitate development of Workforce Housing
- Complete update of Comprehensive Economic Development Strategy for Bear River Region
- Build capacity for local economic development initiatives and small business development and success – Brigham City Business Resource Center
- Business Expansion And Retention involvement of local employers and entrepreneurs

4. Summary of one year performance measures

Housing:

- Provide rental assistance to 730 persons whom are at risk of being evicted. Provide transitional housing to 64 persons whom are victims of domestic violence.
- Provide Section 8 housing rental assistance to 710 LMI households and 75 special needs households. Modify existing homes or create new ownership opportunity for three families with special needs.
- Provide Section 8 home ownership assistance to 2 LMI households.
- Provide emergency home repairs to 25 LMI families and other home rehabilitation to 30 families.
- Provide down payment assistance for 60 first time home buyers.

Community Development:

- Provide Assistance for Development of Infrastructure

Economic Development:

- Provide technical assistance to help local businesses start, grow and be successful through planning, financing, and networking

Section II. Annual Housing and Homeless Needs Assessment

A. Multi-family rental housing, public housing and other uses defined

Affordable rental housing is an important step in creating stable households. Access to subsidized rental units or Section 8 vouchers provide necessary assistance to very low and low- income households. For instance, the maximum affordable monthly housing cost for a family of four making 30 % of Cache County's area median income is \$375, Box Elder County is \$420 Rich County is \$385 while HUD's Fair Market Rent (FMR) for a two-bedroom unit in Cache County is \$663, Box Elder County is \$643, and Rich County is \$663 (HUD, October 2010). The situation is even harder for an individual with a disability. An 881 recipient receiving \$545 a month can afford a monthly rental payment of no more than \$164, while the FMR for a one-bedroom unit is \$530 in Cache and \$511 in Box Elder County. Vacancy rate is estimated to be approximately 10% regionally, with a higher rate in Rich County due to the number of seasonal homes.

Housing Affordability¹			
	BRAG	% of Utah	Utah
Mean Renter Wage*	\$8.48	85.5%	\$9.92
Fair Market Rent 1-bedroom	\$544	96.2%	\$565
Housing Wage** 1-bedroom	\$8.14	74.9%	\$10.86
Fair Market Rent 2-bedroom	\$628	92.6%	\$678
Housing Wage** 2-bedroom	\$11.73	82.8%	\$14.16
* Mean Renter Wage = average hourly wage earned by persons currently renting in the county ** Housing Wage = hourly wage required (working 40 hr/wk, 52 wks/yr) to rent without spending over 30% of total income on housing			

B. Single family housing needs and analysis

Local government officials consider these fair market rental rates when planning for affordable housing in their jurisdictions. They can also be a valuable tool when comparing actual housing market prices and rental rates to what is established as affordable housing costs for low-income residents. With this information a jurisdiction can plan accordingly and encourage housing developments that will increase their affordable housing stock when it is deficient

According to the Utah Association of Realtors’ quarterly market reports, the average sale price of homes for Cache/Rich area in 2007 was \$199842, a 22% increase over 2006. The 3rd Quarter of 2008 ended with home prices averaging \$199,842. (196480 in 07, 199842 in 08 3/4)The Brigham/Tremonton area (covering most of BE County) showed similar gains in home values with a 2007 yearly average of \$171,222. This was up 25% over 2006 prices. 3rd Quarter 2008 figures remained at \$171,901. Much of the increase in sales prices in the Cache/Rich area can be attributed to recent recreational property appreciation near Bear Lake, but the rate of appreciation regionally is still very high. In comparison, regional per

¹ Data Sources: Utah Community Action Partnership. *Data Book on Poverty in Utah 2007*. National Low Income Housing Coalition. *Out of Reach 2006*.

capita incomes rose from \$24,531, \$23,819, and \$28,281 in 2006 in Box Elder, Cache, and Rich Counties, respectively, in 2006 to \$26,066, \$23,373, and \$27,058 according to Utah Department of Workforce Services. Only Box Elder County recorded an increase in average income at approximately 6% while Cache and Rich Counties' average household income fell by 1.8% and 4%, respectively. Coupled with average home sales prices increasing by more than 20%, falling income levels make housing affordability a growing challenge.

With recent housing and economic trends through the last three quarters of 2008, housing appreciation is expected to slow considerably. Additionally, the Bear River Region lags behind national and State markets. Home foreclosures have just begun to become common due to financial instability, with a foreclosure rate of 1 in 145 homes in Box Elder County in 2010. These filings are due almost entirely to the past two years of job losses in the industrial manufacturing sectors. These figures are expected to climb in all three counties in the region.

C. Description and Status of Regional Homeless Coordinating Council

1. Continuum of Care Consistency Assessment

The Balance of State Continuum of Care has identified the following needs to end chronic homelessness and move families and individuals to permanent housing:

- Create new public housing beds for chronically homeless persons.
- Increase percentage of homeless persons staying in public housing over 6 months to at least 71%.
- Increase percentage of homeless persons moving from transitional housing to public housing to at least 61.5%.
- Increase percentage of homeless persons employed at exit to at least 18%.
- Ensure that the Continuum of Care has a functional HMIS system.
- Carry out localized implementation of the State ten-year plan within each of the nine local homeless coordinating committees.
- Decrease requests for HUD Supportive Service funds.
- Seek funding from the state of Utah to provide housing for homeless families in rural areas.

Potential projects which may apply for funding from the Balance of State Continuum of Care in the future include:

- CAPSA transitional housing for victims of domestic violence.
- Bear River Mental Health.

2. Needs assessment

Homelessness in the Bear River District has many faces, as it does throughout the nation. Many live in buildings or units that lack basic standard facilities (for example, garages, barns, vacant or condemned building and cars). Some are recently displaced from their permanent residence due to a change in their financial situation. Some are employed but unable to make ends meet. Some live on the street, in motor vehicles and in tents. Some are forced out of temporary situations where they were doubling-up with others.

A great number of homeless are single mothers that are in transition to self-sufficiency as a result of an abusive relationship. Domestic abuse shelters located in the region are able to provide emergency shelter for only 30 days. The lack of transitional housing resources for individuals and families in abusive situations unfortunately has resulted in victims returning to the unsafe, abusive home.

Most families are homeless because of some life event or transitional situation (divorce, loss of job, illness etc). They find themselves at a point where they are unable to afford the high cost of housing while working back to self-sufficiency.

A large percentage of the homeless clients come from the street, particularly in summer months. As previously stated, single mothers that are victims of domestic abuse constitute a considerable need. These are victims of abuse that have been in the emergency shelter for the full month allowed and have not yet been able to secure viable housing for various reasons. Most of the homeless need arises from families and individuals that are rooted in a particular community of one of the three counties. The region sees minimal numbers of homeless families that have moved into the region from somewhere else.

A "point-in-time" count of homeless individuals and families conducted on January 27, 2011 found that there were 12 individuals and 35 families that were homeless on this particular day in the Bear River Region for a total of 137 sheltered homeless people and 1 unsheltered individual.

BRAG manages two housing authorities in the region (Logan City and Bear River Regional). Between the two Housing Authorities, the region has available 566 rental assistance slots (HUD Housing Choice Vouchers) that can help subsidize some or most of a household's rent (depending on circumstances). Currently this program has a 1 ½ year waiting list to be considered for services. In many cases, homeless families and individuals receive priority ranking consideration on the waiting list.

The Bear River Region does not have a traditional homeless shelter. Through the HUD Continuum of Care Program, BRAG is able to help pay some or all of the rent for homeless individuals and families. How many families can be served with this funding depends on the financial circumstances of the client's household. Last year BRAG served eight households.

The Bear River Region has 13 units that can accommodate homeless families impacted by domestic violence. In addition, Bear River Mental Health can accommodate 12 individuals in their transitional housing facility in Brigham City.

Table 1 Housing, Homeless and Special Needs Assessment (Required for Consolidated Plan)							
A. Table I - Housing Needs							
Household Type	Elderly Renter (1&2 person household, either person 62 years old or older)	Small (2-4 members)	Large (5+ members)	All Other	Total Renter	Owner	Total Households
0 –30% of MFI	189	876	196	951	2212	1224	3436
%Any housing problem	91.6	170.9	274.5	225.8	196.5	231.2	218.9
%Cost burden > 30%	91.6	168.9	264	190.7	180.9	227.2	210.4
%Cost Burden > 50%	47.4	138.9	296.7	163.6	149.8	147.2	152.6
31 - 50% of MFI	207	1148	283	664	2302	2021	4323
%Any housing problem	46.7	208.5	197.1	141	117.6	145.2	161.1
%Cost burden > 30%	46.7	200	117.7	131.9	99.3	126.8	139.2
%Cost Burden > 50%	38	20.6	12.1	25.7	18	64.2	47.6
51 - 80% of MFI	216	1776	448	1028	3669	4798	8467
%Any housing problem	63.5	92.2	120.1	60.3	77.2	121.6	106.7
%Cost burden > 30%	63.5	23.2	27.4	41.5	30	114.4	87.7
%Cost Burden > 50%	32.4	1.7	0	7	4.2	28.5	20.9

B. Table I - Homeless Continuum of Care: Housing Gap Analysis Chart							
		Current Inventory	Under Development	Unmet Need/Gap			
Individuals							
Beds	Emergency Shelter	4	0	1			
	Transitional Housing	24	12	14			
	Permanent Supportive Housing	0	0	0			
	Total		0				
Chronically Homeless							
Persons in Families With Children							
Beds	Emergency Shelter	620	0	2			
	Transitional Housing	13	0	0			
	Permanent Supportive Housing	0	0	0			
	Total	633	0	2			

C. Table I - Continuum of Care: Homeless Population and Subpopulations Chart							
Part 1: Homeless Population	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
Number of Families with Children (Family Households)	35						
1. Number of Persons in Families with children	620						
2. Number of Single Individuals and Persons in Households without Children	51		2	2			
(Add lines Numbered 1 & 2 Total Persons)	671		2	2			
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total			
	Emergency	Transitional					
a. Chronically Homeless	2		4	6			
b. Seriously Mentally Ill							
c. Chronic Substance Abuse							
d. Veterans							
e. Persons with HIV/AIDS							
f. Victims of Domestic Violence		47					
g. Unaccompanied Youth (Under 18)							

D. Table 1 - Housing, Homeless and Special Needs							
Special Needs (Non-Homeless) Subpopulations	Unmet Need (renters and owners)						
1. Elderly	200						
2. Frail Elderly	100						
3. Severe Mental Illness	50						
4. Developmentally Disabled	25						
5. Physically Disabled	25						
6. Persons w/Alcohol/Other Drug Addictions	20						
7. Persons w/HIV/AIDS	0						
8. Victims of Domestic Violence	25						
9. Other	0						

3. Implementation plan

CAPSA plans to add 12 units of rehabilitated transitional housing for victims of domestic violence in 2011. Funding sources have not been determined, but CDBG participation is likely to be requested. Long term regional plan is to develop additional 24 transitional units for domestic violence victims and chronically homeless individuals by 2013. Additional transitional units for clients of Bear River Mental Health will also be necessary by 2013.

Tremonton City is considering the application of Tax Increment Financing set-asides for housing needs to address a local need for transitional housing for victims of domestic violence.

Service providers for the elderly have recently indicated a need for senior-accessible housing, particularly in Box Elder County, with an emphasis on assisted-living and independent-living centers to provide basic care services for seniors who struggle to maintain traditional single-family homes. While this creates an independent set of affordability issues, the opportunity for seniors to remain in their preferred community has been identified as a regional need. Recent new developments in Brigham City and Perry are alleviating some of this need, but as the population continues to age, additional new units and additional rehabilitation of existing housing stock to encourage accessibility for seniors will continue to be a regional need.

D. Overall Housing Needs Assessment

Housing Quality Assessment

In early summer 2004 a "windshield" (drive by) housing quality survey was conducted for the BRAG area (excluding Logan City due to its CDBG entitlement status). The survey was conducted by driving down every street with residential housing to assess the quality and quantity of the housing stock. For this study the numbers of single family residential buildings were recorded. The original intent was to also evaluate multi-family units, however the impracticality of this soon became evident (given a constrained time frame and limited staffing). Determining multifamily housing quality would have required the survey taker to stop the car and walk around the larger multifamily complexes to count units and evaluate their quality. This simply would have taken too long. This also was a cost-benefit decision since very little public funding is available to rehabilitate rental units.

During the windshield survey, survey takers quickly evaluated whether the structures were acceptable, deteriorated, or dilapidated and recorded the observations. Acceptable housing shows no obvious signs of problems with the roof, walls, or windows. Deteriorated housing can be thought of as the typical "fixer-upper", it may need to be painted or need a new roof, but there are no obvious structural problems. Dilapidated housing consists of those structures with significant structural problems (broken walls crumbling foundation, or collapsed roof) and should be uninhabited (See Appendix B for Windshield Survey Standards). The results of the survey are useful in determining need for rehabilitation services

This information, now eight years old, still offers significant insight into the condition of regional housing stock. However, BRAG is researching methods of updating and diversifying this data in future plans.

E. Barriers to affordable housing (Community affordable housing plans)

Housing Affordability Gap

Compared to many other housing markets in parts of state of Utah and inter-mountain west, the BRAG region's housing costs are very reasonable and mostly stable. The region does not so much have an affordable housing problem as an income problem. Simply put, the rate of increase in incomes has not kept pace with the rate of increase in housing costs (see Figure 6 next page). Even with recent real estate trends, housing costs are increasing faster than wages. The result of this disparity is twofold; first, renters and homeowners are paying an increasing portion of their household income toward housing related costs, and second, more families are being priced out of home-ownership.

In 2000, of household that either pay rent or own a home with a mortgage, 28% paid in excess of 30% of their gross income (HUD threshold) toward housing related cost in Box Elder County (up from 13% in 1990). Perhaps somewhat skewed by the large university student population, 33% (up from 26% in 1990) of the same types of households in Cache County exceeded the 30% threshold. In Rich County this number was 28% (up from 22% in 1990).

These numbers are alarming because it represents a large and increasing segment of the population that is living on the margin of financial stability. Families with housing costs in excess of 30% of their gross income are at risk of financial "meltdown" when faced with unexpected medical or other household expenses. Many households are literally one paycheck away from foreclosure, bankruptcy or homelessness. It is expected that the 2010 Census will reinforced these conclusions.

Measures of Change (1990-2000)

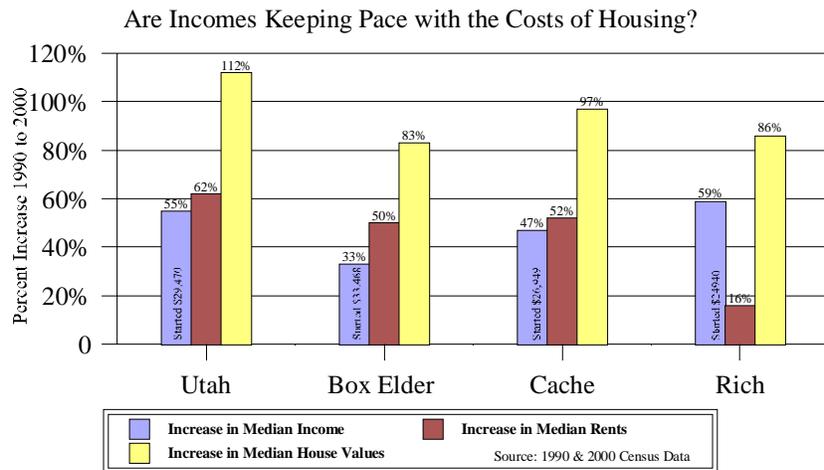
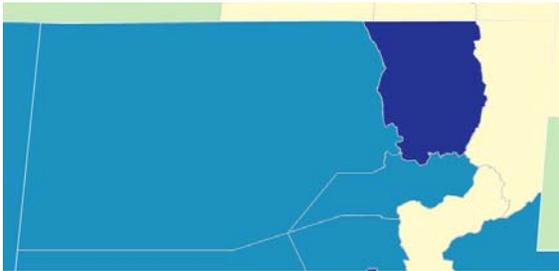


Figure 6. Increase in rents and house values compared to increases in incomes. – Update!

Most communities in the region have recognized the need to provide housing for moderate income families and individuals. Regulatory barriers for affordable housing such as accessory apartments, manufactured housing, and high-density multi-unit development does not seem to be limiting availability of housing, however appreciating land values are making it difficult for developers to be willing to provide affordable units at current market prices. BRAG continues to encourage communities to adequately plan ahead for growth to reduce infrastructure costs, thereby passing fewer costs on to developers and property owners. BRAG also serves as a regional clearinghouse for housing providers and local agencies to collaborate and partner on housing needs and projects.

Other Barriers



The figure above illustrates identified problems of Low Income Housing in the three counties of the Bear River Region. Low Income households are those making less than 50% of the area median income. The various housing problems are: lacking complete kitchen or plumbing facilities (substandard), having more than 1 person per room (overcrowded), and paying more than 30% of gross income towards housing costs (cost burdened). We assume that lacking complete kitchen or plumbing facilities is the most severe housing problem, followed by overcrowding, followed by cost burden. If a household has more than one of these problems they are counted with the most severe problem. These maps are produced from Table 3 of HUD's 2009 CHAS data.

In 2009, Box Elder County demonstrated deficiencies in 66% of the units affordable to Low Income households. The primary source of these deficiencies was cost burden, but overcrowding and substandard units accounted for 5% and 1% of the problem, respectively.

Cache County demonstrated problems with 77% of the Low Income housing units with cost burden and overcrowding as the primary barriers to housing.

Rich County data was not available.

Cache County vacancy dropped 0.3% over last quarter of 2010
Business vacancy increased 0.25% over last quarter of 2010

Current residential vacancy rate 1.86% and business rate of 6.43% (HUD Metropolitan Vacancy Rate 2010)

Fair Housing

The Fair Housing Act (date) requires, among other things, that jurisdictions receiving federal housing money, including Community Development Block Grant funds, take steps to affirmatively further fair housing choice. This duty requires jurisdictions such as the State of Utah and entitlement areas to do the following:

1. Conduct an analysis of impediments to fair housing.
2. Take actions to overcome these impediments, and
3. Maintain records reflecting the analysis and actions.

Impediments to fair housing choice include:

- Discrimination in rental housing based on the following classifications:
 - Race
 - Ethnicity
 - Religion
 - Nationality
 - Gender
 - Family Status
 - Disability
- Adoption and implementation of local land use codes and/or zoning regulations which create obstacles to development of housing affordable to low- and moderate-income individuals and discriminate against the above classes.
- Not In My Backyard (NIMBY) community opposition to affordable, multi-family, and supportive housing, often motivated by stereotypes.
- Local administrative rejection of requests for variances to development of housing accessible to people with disabilities.
- Rising housing costs which have a disproportionate effect on minority populations and single-parent households, the majority of whom are renters and low-income.

Analysis of Impediments to Fair Housing Choice:

The need for a regional Analysis of Impediments was brought to BRAG's attention in January of 2012. Lacking sufficient time to produce an adequate analysis, BRAG has still begun an evaluation of possible regional impediments to fair housing.

Recently gathered public input suggests that race, religion, and family status still act as obstacles to housing choice in the region. Both single-parent status and two-parent families with more than 3 children have reported discrimination in housing.

Possible actions to overcome the effects of housing discrimination could include education to local governments and minority advocacy organizations over the importance of providing fair housing choice to all residents of a community and the development of examples of inclusionary zoning and land use regulation.

- Map racial minorities by track
- Map religion minorities by track
- Map single parents by track

More detailed analysis is necessary to further identify and address impediments to fair housing choice and will be completed for the 2013 Annual Action Plan Update.

The Bear River Association of Governments staff has not been made aware of any formal complaints made in any jurisdictions in the region regarding Fair Housing issues, but with increased growth in elderly and minority populations, care must be taken in the future to ensure that Fair Housing laws are enforced to prevent discrimination against minority groups, the elderly, disabled, or single parent households.

BRAG will continue to develop a Reasonable Accommodations Strategy to ensure that services provided by BRAG and through affiliate organizations are accessible to all persons regardless of race, religion, disability, or family status.

F. Special Needs Housing

Special Needs Assessment

Special needs population are defined as those with mental or physical disabilities, victims of domestic abuse, veterans, the elderly, frail elderly, those that are chronically ill, terminally ill or those that suffer from HIV/AIDS. Each of these population groups has specific needs in terms of housing and supportive services. Many agencies, organizations, and non-profit groups provide services to one or more of these special needs population. Unfortunately, one of the problems with assessing the adequacy of services targeted to these populations is that there is no definitive source of data for many of these populations.

Individuals with physical disabilities often require special modifications or accessibility considerations for their housing. Based on public input from individuals with physical disabilities and groups that represent them, availability of accessible and affordable housing is a significant problem in the region. Housing market conditions do not seem to currently favor the construction of accessible and affordable rental or owner occupied housing units. A recent search of the homes for sale on the "Multiple Listing Service" for the BRAG region found only two homes priced under \$170,000 that was marketed as "wheelchair accessible". Of the housing units that are built to be accessible, most of them were constructed with participation from a public funding source.

The private housing market has responded to provide some housing choice to the aged population in the region. Unfortunately, much of the elderly housing that has been constructed in recent years is targeted to higher income seniors. Affordable housing for independent seniors, particularly those with mobility issues and other disabilities, is a high priority for the entire region. Assisted living communities with affordable units are also in high demand.

G. Implementation strategy – 2012 goals

Currently, BRAG is supporting CAPSA in developing 12 additional transitional housing units for persons and families who are victims of domestic violence. This support includes 2007 CDBG assistance. Child and Family Support Services of Cache Valley has also applied for CDBG funding for the development of a respite crisis shelter for children in southern Cache County.

H. Lead Based Paint Strategy for Homes/Rental Units built prior to 1978

BRAG's Housing Specialist performs lead based paint tests on all HUD funded housing rehabilitation projects that cost more than \$5,000 for. Projects that are less than \$5,000, but are likely to disturb painted surfaces are also tested. (Emergency Home Repair, Minor and Major Home Repair) All Section 8 Units receive a visual inspection. For units that appear to have deteriorating paint, lead based paint testing is required. If lead is found, the landlord must take corrective action.

Section III. Annual Non-housing Community Development Needs Assessment

A. Community Development Status and Needs Assessment

The Status and Needs assessment is based on communities who submitted capital improvements lists as a prerequisite for CDBG participation. Other community lists were submitted on a voluntary basis. Not all communities in the region are represented in this list. This list is attached as Appendix B.

Infrastructure and Capital Improvements

One of the main purposes of local government is to provide for the health, welfare and safety of individuals within the jurisdiction of that government. To this end, government provides basic services such as clean drinking water, collection of garbage, sewer and the upkeep of roads. To pay for these tasks, government often charge fees for its services and also levies taxes. Most municipalities have the right to generate income from taxes on property, sales and sometimes franchises within its jurisdiction. It is from these taxes that municipalities operate and also fund the most expensive projects like building or upgrading infrastructure systems. Sewer systems, culinary water supply and delivery and roads are all very expensive.

Despite the cost of these capital improvements, they are necessary to some extent in every municipality within the Bear River District. However, some places have an inherent difficulty in funding projects based on modest populations and tax bases. In 2003, property, sales and franchise tax revenues for the 38 municipalities ranged from \$12,000 in Howell to \$3.6 million in Brigham City. 15 cities and towns had tax revenues below \$100,000. Eight towns even had tax revenue under \$50,000.

Capital improvements are a necessary part of government function, especially in the face of a growing population. As the population grows, so does the demand placed on the existing service systems and the need for upgrades. A recent survey given to all Mayors in the District determined that the largest needs of their communities were related to the construction or upgrade of their capital infrastructure. In fact, of the 23 respondents, 19 had needs for infrastructure in the current year and 20 have additional needs within the next five years. Sewer projects are currently the largest need at \$7.5 million, but the need for water improvements will increase over the next few years, costing an estimated \$12.7 million to complete. Future needs for both sewer and park project will require an additional \$22 million by 2010.

To help pay for these improvements, nearly every jurisdiction expressed interested in applying for outside grants and/or loans. One of these grants, the Community Development Block Grant (CDBG) is administered by BRAG. This grant is to help pay for infrastructure to be used by low to moderate income families. The CDBG grant has been used primarily for these kinds of projects in the past and will continue to be used in the future.

Planning

Within the Bear River District local governments are quite diverse in terms of their ability to provide planning services to their populations. In the smaller towns, low operating budgets make it difficult to deal with current needs, and nearly impossible to

prepare for future needs. These towns tend to rely on volunteers or part-time employees to perform administrative functions; they do not have professional staff and planners that larger cities use to address these needs in advance. Government leaders and councils must focus on immediate tasks or operate in a reactionary manner to these needs.

Included in protecting citizen health, safety and welfare is the preparation of Zoning Ordinances. These ordinances prescribe the location of typical municipal activities, such as residential housing, commercial or industrial areas that occur within city boundaries. Zoning Ordinances are usually prepared within the parameters set forth in the General Plan which describes broad community goals for its future. In other words, the General Plan describes what citizens would like the community to look like and the Zoning Ordinance created the political mechanism to implement that plan. Both of these, the General Plan and the Zoning Ordinance are preformed by city administration with the power of the planning and zoning commissions. However, under budget and staff constraints, these two documents are not always prepared or updated with the professional staff that they should be.

Based on the Mayor Survey, most jurisdictions have indicated that they have updated or rewritten some part of their General Plan or Zoning Ordinances within the last five years. However, half of the small municipalities also state they would be interested in assistance drafting or updating their general plans. One jurisdiction is already using the help of Envision Utah to rewrite their documents. BRAG currently has staff with the capabilities to contribute to the planning programs of the remaining municipalities.

B. Economic Development Needs

Employment and Wage Data

<u>Year</u>	<u>Period</u>	<u>Nonfarmjobs</u>	<u>Establishments</u>	<u>Mnth Wage</u>	<u>Payroll</u>
Box Elder					
2009	First Quarter	20,634	1,212	\$3,404	\$210,710,066
2008	Annual	20,318	1,195	\$3,377	\$823,400,600
2007	Annual	19,414	1,179	\$3,172	\$738,870,420
Cache					
2009	First Quarter	51,153	3,249	\$2,268	\$ 348,015,190
2008	Annual	49,936	3,209	\$2,250	\$1,348,528,487
2007	Annual	48,112	3,245	\$2,162	\$1,247,974,142
Rich					
2009	First Quarter	623	122	\$1,966	\$ 3,673,944
2008	Annual	752	124	\$1,902	\$17,160,084
2007	Annual	719	124	\$1,719	\$14,833,054

Employment and Unemployment

The total civilian labor force for the Bear River region in September 2009 was 88,824 (compared to 86,409 in March) with 86,097 who were employed (83,843 in March) were employed and 2,727 who were unemployed (2,566 in March), with a 3 % unemployment rate up from 2.9% in March.

September 2009

County	Labor force	Employed	Unemployed	Unemployment rate
Box Elder	24,940	23,856	1,084	4.3
Cache	62,351	60,743	1,608	2.6
Rich	1,533	1,498	35	2.3

Unemployment rate	November 2008	November 2007
Box Elder	4.1%	2.9%
Cache	2.5%	2.1%
Rich	2.3%	2.2%
Utah	3.5%	2.8%
United States	6.5%	4.8%

Workforce Development and Use

The workforce of the Bear River Region has gone through significant changes in the past two years. From an unemployment rate of less than 3% in 2007 to over 10% at times in Box Elder County, the region is feeling the effects of the national economic downturn as well as the timing of local employer contracting.

The establishment of a Proctor and Gamble paper manufacturing plant and distribution center is providing some opportunity, but layoffs far outpace growth.

Over 500 full-time people were laid off from La-Z-Boy in Tremonton resulting in more than 30 workers who are now receiving training in English literacy to enable them to reenter the workforce. Other dislocated workers need training and assistance to find new jobs and to meet the higher skills demanded by employers. Weathershield closed their wood window manufacturing in September 2009, laying off 100 workers. Increased reductions in workforce at various employers have resulted in increased unemployment rates in all three counties. Beginning in 2008, ATK has laid off over 2,000 workers at its Promontory facility in Box Elder County. These jobs have regional significance to employment and income.

Workforce development encompasses organizations at national, state, and local levels that have direct responsibility for planning, allocating resources, providing administrative oversight and operating programs to assist individuals and employers in obtaining education, training, job placement, and job recruitment.

The primary organizations to oversee these responsibilities are Utah Department of Workforce Services with two offices to serve the tri-county area, Bridgerland Applied Technology College with campuses in all three counties, the public school districts (four), Utah State University Campuses and Extension, and private schools. Also included in this network are Utah State Office of Rehabilitation, Rehabilitation Services Division which provides retraining to help persons with disabilities re-enter the workforce and the regional Cache Business Resource Center which provides resources to help emerging and existing businesses to succeed.

BOX ELDER COUNTY:

Current Overview of Economy: Unemployment in the county was 3.4 percent for June. Compared to March of 2008, 1,000 new jobs were created—a growth rate of 5.0 percent, much higher than the meager 1.3 percent state rate. Even with construction slowing, over

100 new construction jobs were created. Manufacturing grew by 280 new jobs. Transportation added another 200 and business services increased by 120 jobs. Healthcare increased by 145 and government 130 jobs. During the first quarter of 2009, construction permitting in the county was off by 65 percent. Total construction valuation that quarter was also down by over 60 percent. This follows the trend in other counties. On the brighter side, consumer spending, at least through fourth quarter 2008, was up by nearly 8 percent. All this mirrors what is occurring to the state's economy.

Unemployment rates are down and employment growth is up. Population growth has been steady since 2004. Population increases have fueled the growth rate in employment. Virtually all the other economic indicators describing the county's economy have been very positive over the 2005 to 2008 period.

Third quarter 2008 showed job growth of 6.9 percent, up from the pair of 4.9 per cent for each of the months of July and August. Unemployment by the end of the year was 2.9 percent, well past full employment. New jobs exceeded 1,300 for the September year-over comparison. Both construction and manufacturing tallied 300 new positions. Transportation and warehousing added another 240, with healthcare bolstering its payroll by 150. Local government increased total employment by 170 jobs. On the building front, permits for new family dwellings were down by 40 percent from first 9 months of 2006. Total valuation for construction activity was also down slightly at -5.4 percent. Of note was the huge year-over increase in nonresidential valuation of commercial building activity. Spending was up about 16 percent for the third quarter of 2007, which was three times what was experienced statewide. Even with the slowdown in construction, the economy in Box Elder is in good shape, as evidenced by all the new jobs. (Department of Workforce Services, *Workforce News*, March, 2008)

Industries: Manufacturing drives Box Elder's economy. Nearly 40 percent of all non-farm employment is in this sector. The average for the state is about 10 percent. Of the total 19,400 people employed in the county, 7,700 hold jobs in manufacturing. Manufacturing jobs pay well, but this puts the county's economy in jeopardy when the nation experiences an economic downturn since many of the products are sold to buyers outside the state and are therefore subject to the economic swings in the nation or world. Trade, transportation, and utilities account for about one in five jobs and education and health services add another 13 percent of the total. Above average growth (2.8 percent) in jobs occurred in the following industries: construction, trade/transportation/utilities, finance, education and healthcare, and leisure and hospitality.

Annual Distribution of Jobs & Average Wage for Box Elder County, UT 2008

Ownership: Private

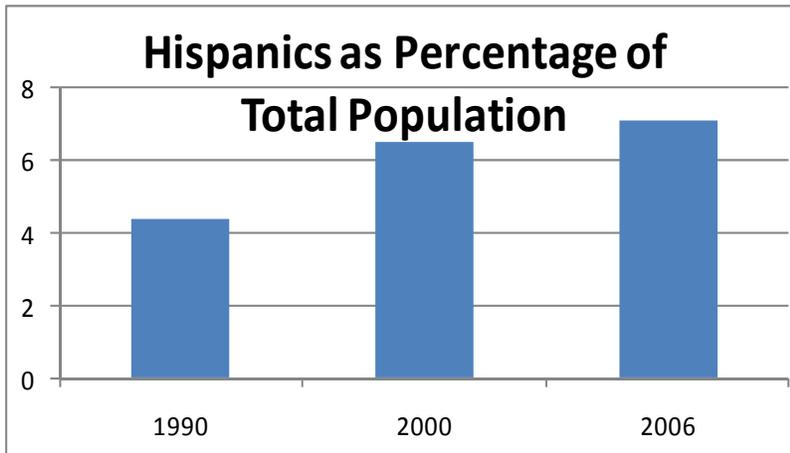
Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Agriculture, Forestry, Hunting	31	386	\$1,811
Mining	6	23	\$2,446
Utilities	7	32	\$4,824
Construction	218	1623	\$2,734
Manufacturing	75	8021	\$5,110
Wholesale Trade	50	474	\$3,580
Retail Trade	141	1867	\$1,820
Transportation & Warehousing	84	1554	\$2,951
Information	9	100	\$1,382
Finance & Insurance	65	281	\$2,617
Real Estate & Rental & Leasing	48	110	\$1,245
Professional, Scientific, & Technical Svc.	55	292	\$2,577
Management of Companies & Enterprises	4	16	\$5,219
Admin., Support, Waste Mgmt, Remediation	38	274	\$1,409
Education Services	9	63	\$676
Health Care & Social Assistance	90	1141	\$2,110
Arts, Entertainment, & Recreation	16	115	\$565
Accommodation & Food Services	69	1364	\$840
Other Services (except Public Admin.)	73	367	\$1,889

Ownership: Public

Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Agriculture, Forestry, Fishing & Hunting (Local)	1	3	2295
Utilities (Local)	2	9	2417
Construction (Local)	3	43	2995
Transportation & Warehousing (Local)	2	78	1700
Information (Local)	3	32	786
Admin., Support, Waste Mgmt, Remediation (Local)	1	8	2381
Education Services (Local)	28	1395	2247
Health Care & Social Assistance (Local)	4	62	2038
Arts, Entertainment, & Recreation (Local)	5	54	1463
Other Services (except Public Admin.) (Local)	3	11	2939
Public Administration (Local)	51	456	2444
Retail Trade (State)	1	3	1796
Education Services (State)	2	13	2857
Health Care & Social Assistance (State)	1	7	2952
Public Administration (State)	11	199	3138
Transportation & Warehousing (Federal)	12	78	3402
Finance & Insurance (Federal)	1	5	4437
Arts, Entertainment, & Recreation (Federal)	1	11	3972
Public Administration (Federal)	8	145	5972

Source: Utah Department of Workforce Services

Demographics: As of the 2000 Census, there were 42,745 people, 13,144 households, and 10,804 families residing in Box Elder County. The population density was 8 people per square mile. There were 14,209 housing units at an average density of 2 per square mile. The racial makeup of the county was 92.87% White, 0.17% Black or African American, 0.88% Native American, 0.96% Asian, 0.08% Pacific Islander, 3.45% from other races, and 1.60% from two or more races. 6.53% of the populations were Hispanic or Latino of any race. The census only shows .88% of the county population as Native American which includes most most of the Northwestern Band of the Shoshone Tribe who live in Box Elder County. There are 485 enrolled tribal members. 116 live in Box Elder County. (Northwestern Band of Shoshone) Their tribal office is located at 707 North Main Street, Brigham City.



Increase in Hispanic population: Box Elder County experienced an increase of 140.6% in Hispanic population from 1,610 in 1990 to 2,791 in 2000. In 2000 the Hispanic population represented 6.5% of Box Elder's population. In 2006 the Hispanic population was 3,354, representing 7% of the population and a 20% increase from 2000.

There were 13,144 households out of which 47.10% had children under the age of 18 living with them, 71.00% were married couples living together, 7.90% had a female householder with no husband present, and 17.80% were non-families. 16.00% of all households were made up of individuals and 7.40% had someone living alone who was 65 years of age or older. The average household size was 3.22 and the average family size was 3.63.

Age distribution in Box Elder County in 2000 was 36.10% under the age of 18, 10.50% from 18 to 24, 25.40% from 25 to 44, 17.70% from 45 to 64, and 10.40% who were 65 years of age or older. The median age was 28 years. For every 100 females there were 101.70 males. For every 100 females age 18 and over, there were 98.90 males.

The median income for a household in the county was \$44,630, and the median income for a family was \$49,421. Males had a median income of \$38,814 versus \$22,435 for females. The per capita income for the county was \$15,625. About 5.80% of families and 7.10% of the population were below the poverty line, including 8.30% of those under age 18 and 5.30% of those ages 65 or over. (U.S. Census 2000)

Population Growth: Population in the county has expanded at a rate of about 1.7 percent per year since 2000. Since 2003, the population grew from about 45,400 to over 47,000 (in 2006). Between 2006 and 2007, the population should increase 1.8 percent reaching the 48,400 level by 2007. Between 2005 and 2006 the communities in the county held their relative positions in population size. Only Perry experienced a significant increase in population. That increase was 10 percent.

The Labor Market: Unemployment in the county has shrunk from the 5.6 percent level in 2002 down to 3.2 percent in 2006. This is due to the economic expansion both at the county, state, and national level. Currently, the seasonally adjusted unemployment rate is well below 3.0 percent, evidence of a strong economy. Non-farm job creation has accelerated since 2003. In 2002, annual job growth was only 0.7 percent as the county was caught in the national and state economic downturn. This continued into 2003 where growth was still less than 1.0 percent. However, since 2004 job growth has surged between 2.7 and 3.4 percent (2006). Even now in the first quarter of 2007 new jobs are being created at a monthly year-over rate of 3.7 percent.

Wages: Box Elder's high percentage of manufacturing keeps the county's average wage well above the state average. In 2006 the average monthly wage was \$3,176, placing it fourth of all 29 counties

in the state. Between 2005 and 2006 the county enjoyed a 7.5 percent bump in the average wage, well above the state average of 5.4 percent. These higher rates of wage increases may very well be a harbinger of the labor market being unable to provide the skill needed, i.e. the lack of available workers. Future Needs: Box Elder County's economy shows every sign of continued strong and stable improvement through 2007 and into 2008. Growth may be limited to some extent by the lack of enough labor to fill new positions.

Per Capita Personal Income: In 2005 Box Elder had a per capita personal income (PCPI) of \$23,289. This PCPI ranked 15th in the state and was 85 percent of the state average, \$27,321, and 68 percent of the national average, \$34,471. The 2005 PCPI reflected an increase of 5.1 percent from 2004. The 2004-2005 state change was 4.2 percent and the national change was 4.2 percent. In 1995 the PCPI of Box Elder was \$17,536 and ranked 5th in the state. The 1995-2005 average annual growth rate of PCPI was 2.9 percent. The average annual growth rate for the state was 4.0 percent and for the nation was 4.1 percent. (U.S. Bureau of Economic Analysis)

CACHE COUNTY

Current Overview of Economy: Relatively strong growth continued in the county during first quarter of 2008. Unemployment held steady from May but was up from June of 2007's level of 1.9 percent. In the March 2007 to March 2008 period, some 1,600 new jobs were created in Cache County. Manufacturing led with 740 new slots. In services the gains were in trade, finance, and business services. Combined, these sectors added about 500 positions. Healthcare added 460 new jobs with state and local government each increasing 150 or more. Building activity was down. For first quarter 2008 dwelling permits numbered 55, down 61 percent from last year. Spending in the county, at least for the most current period where data was available—fourth quarter 2007—was up 5.6 percent. In sum, unemployment is creeping up but job growth is still steady.

Over 1,900 new jobs were created in the year-over comparison of September 2007 and September 2006. The growth rate in new employment was a healthy 4.0 percent. The rates for July and August were about the same. Unemployment in the county was 2.5 percent in December, up a half a percent from the figure a year ago. Even with the slight increase in the unemployed, the market is at full employment. Construction and manufacturing accounted for half of the 1,900 new jobs. Another 250 occurred in retail trade as professional and business services contributed 150. Over 300 new positions were in education (130) and healthcare (200). Government, mostly state government, increased its payroll by about 240 workers. For building activity, the message was mixed. Over the first three quarters of 2007 new permitted dwellings were up by 10 percent but total valuation of all construction was down slightly, by -8.6 percent, due wholly to a drop in nonresidential additions/alterations from the previous year. Spending in the county was up 6.7 percent in the third quarter of 2007 compared with the same period in 2006. From the indicators things are looking good for the Cache County economy. (Department of Workforce Services, *Workforce News*, March, 2008)

Industries: Government, because of Utah State University, is the largest major industry sector, accounting for some 23 percent of all jobs in the county. Manufacturing is second with about 21 percent and the trade, transportation, and utilities sector has a 15 percent share of all jobs. The single brightest job growth news in 2006 was the addition of hundreds of new jobs brought in by the Qwest Service Center. The largest contributor of new jobs in 2006 was the manufacturing sector, adding some 1,900 new positions. Trade, transportation and utilities; information; and educational and health services each added some 300 employees to payrolls of the 3,200-plus establishments in the county.

Annual Distribution of Jobs & Average Wage for Cache County, UT 2007

Ownership: Private

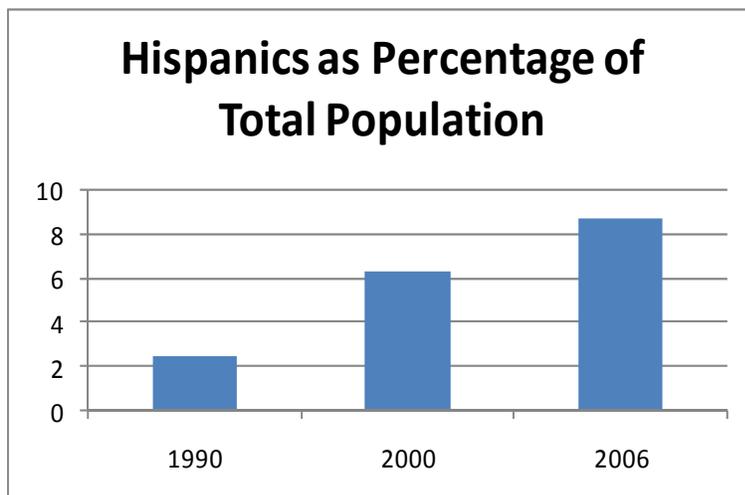
Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Agriculture, Forestry, Hunting	39	230	\$1,976
Mining	4	9	\$1,616
Construction	6	58	\$5,908
Manufacturing	600	3027	\$2,213
Wholesale Trade	226	10731	\$2,973
Retail Trade	149	874	\$2,749
Transportation & Warehousing	381	5645	\$1,526
Utilities	95	954	\$2,540
Information	46	1104	\$1,966
Finance & Insurance	204	1095	\$2,843
Real Estate & Rental & Leasing	173	385	\$1,483
Professional, Scientific, & Technical Svc.	332	2297	\$2,626
Management of Companies & Enterprises	18	295	\$7,180
Admin., Support, Waste Mgmt, Remediation	138	2453	\$1,307
Education Services	27	423	\$1,520
Health Care & Social Assistance	292	4530	\$2,154
Arts, Entertainment, & Recreation	43	549	\$987
Accommodation & Food Services	137	3018	\$883
Other Services (except Public Admin.)	172	1115	\$1,860
Unclassified establishments	4	2	\$950

Ownership: Public

Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Utilities (Local)	2	7	2069
Construction (Local)	5	59	2949
Transportation & Warehousing (Local)	1	3	6975
Information (Local)	3	41	1648
Admin., Support, Waste Mgmt, Remediation (Local)	1	69	2776
Education Services (Local)	39	2719	2247
Health Care & Social Assistance (Local)	3	86	2805
Arts, Entertainment, & Recreation (Local)	7	184	1382
Other Services (except Public Admin.) (Local)	3	4	784
Public Administration (Local)	57	1188	2401
Retail Trade (State)	1	14	1028
Education Services (State)	2	5518	2289
Public Administration (State)	14	1127	2646
Transportation & Warehousing (Federal)	15	145	3808
Public Administration (Federal)	12	222	4454

Source: Utah Department of Workforce Services

Demographics: The 2000 Census indicates that there were 91,391 people, 27,543 households, and 21,015 families residing in Cache County. The population density was 78 people per square mile. There were 29,035 housing units at an average density of 25 per square mile. The racial makeup of the county was 92.23% White, 0.38% Black or African American, 0.58% Native American, 1.98% Asian, 0.20% Pacific Islander, 3.31% from other races, and 1.32% from two or more races. 6.33% of the population was Hispanic or Latino of any race.



Increase in Hispanic population: Cache County experienced the sixth highest rate of increase (225%) in Hispanic population amongst Utah counties from 1,780 in 1990 to 5,786 in 2000. The 2000 Hispanic population represented 6.3% of the population. In 2006 the Hispanic population was 8,624, representing 9% of the population and a 49% increase from 2000.

There were 27,543 households out of which 43.6% had children under the age of 18 living with them, 6.4%

were married couples living together, 7.2% had a female householder with no husband present, and 23.7% were non-families. 14.5% of all households were made up of individuals and 5.5% had someone living alone who was 65 years of age or older. The average household size was 3.24 and the average family size was 3.59.

Age distribution in Cache County in 2000 with 31.3% under the age of 18, 22.2% from 18 to 24, 25.7% from 25 to 44, 13.7% from 45 to 64, and 7.2% who were 65 years of age or older. The median age was 24 years. For every 100 females there were 97.0 males. For every 100 females age 18 and over, there were 93.8 males.

The median income for a household in the county was \$39,730, and the median income for a family was \$44,453. Males had a median income of \$32,397 versus \$21,079 for females. The per capita income for the county was \$15,094. About 8.0% of families and 13.5% of the population were below the poverty line, including 9.8% of those under age 18 and 6.2% of those age 65 or over.

Population Growth: Cache County's population crossed the 100,000 mark in 2004 and has grown at a 2.0 percent pace into 2006. In mid-2006 there were 105,671 residents in the county. Growth between 2004 and 2005 was 3.4 percent. In 2006 there were about 2,000 more individuals than in 2005. Logan is the largest community in the county with 47,660 in July of 2006. In 2006, North Logan took the second largest town position recording 7,558 persons, slightly ahead of Smithfield with 7,456.

The Labor Market: The labor force was about 58,000 in 2006, up slightly from the 56,832 figure in 2005. Of those 58,000 in the labor force, 56,670 were employed and the unemployment rate averaged 2.3 percent for 2006. With improved economic activity at the national, state and local level, Cache County's jobless rate declined from 3.3 percent in 2005. New jobs were created at a 2.6 percent pace during 2006 increasing payrolls from 46,886 to 48,116. This growth continues into 2007. New job creation was strongest between 2003 and 2004 with a rate of 3.7 percent. It then slowed somewhat to 2.2 percent the next year, ending up with the 2.6 percent in 2006.

Wages: As the economy continues to spool up and experience more growth the pressure to find workers to fill the new jobs becomes keen. When employers compete for workers the primary tool used is the wage. One sign of an economy feeling the lack of workers is to see wages creep up. This is happening all over the state. The state average wage increase between 2005 and 2006 was 5.4 percent.

Cache County's wage increase was slightly below at 4.3 percent. Average wage increases in prior years have been between 1.7 percent and 3.2 percent. This wage increase could signal the drying up of the labor pool. (Cache County Facts, July 2007)

Per Capita Personal Income: In 2005 Cache had a per capita personal income (PCPI) of \$22,626. This PCPI ranked 18th in the state and was 83 percent of the state average, \$27,321, and 66 percent of the national average, \$34,471. The 2005 PCPI reflected an increase of 3.0 percent from 2004. The 2004-2005 state change was 4.2 percent and the national change was 4.2 percent. In 1995 the PCPI of Cache was \$15,293 and ranked 15th in the state. The 1995-2005 average annual growth rate of PCPI was 4.0 percent. The average annual growth rate for the state was 4.0 percent and for the nation was 4.1 percent. (U.S. Bureau of Economic Analysis)

RICH COUNTY

Current View of Economy: Rich County's economy has grown slowly in the past few years. Its economy is very seasonal because of all the recreation activity during the summer months in Bear Lake. Because the economy is tied to ranching, tourism, and government, the national and state recession had little impact. Population growth is steady but very slow, compared to the rest of the state. Job growth also has been slow but appears to be picking up. Construction activity is solid as growth in demand for recreational properties has been relatively strong.

Economic activity in Rich County was seasonally slow during first quarter of 2008.

Job growth was almost nonexistent with only 11 new nonfarm jobs, compared the first quarter of 2007. The growth rate was still positive at 1.8 percent. Construction was off by 20 jobs compared to last year and only the leisure and hospitality industry showed even a slight (20 jobs) increase. Rich County was one of only a few in the state that didn't have a negative percent change in new dwelling permits. Total dollar valuation, however, did drop by 30 percent from a year ago. Unemployment in June was 2.2 percent—one of the lowest in the state.

Industries: About 70 net new jobs were created between 2005 and 2006. Total employment grew from 649 to 719 over the year period. Three industry sectors contributed the growth. Construction added nearly 20 jobs, as did financial activities. But by far the largest addition of new employment was in the tourist related leisure and hospitality sector, adding nearly 50 new spots. A handful of other industries actually lost a few jobs in the year-over comparison. Growth rates for the county's industries between 2005 and 2006 averaged 10.8 percent.

Annual Distribution of Jobs & Average Wage for Rich County, UT 2007

Ownership: Private

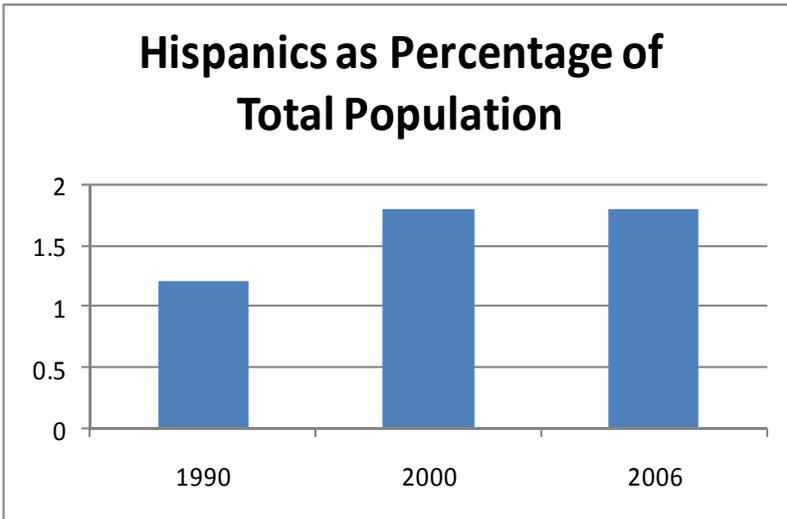
Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Construction	22	133	\$2,208
Retail Trade	11	56	\$1,262
Transportation & Warehousing	6	13	\$3,086
Real Estate & Rental & Leasing	7	39	\$2,041
Admin., Support, Waste Mgmt, Remediation	4	19	\$2,028
Health Care & Social Assistance	3	31	\$2,521
Accommodation & Food Services	16	165	\$1,070
Other Services (except Public Admin)	12	45	\$1,695

Ownership: Public

Description (by NAICS)	Establishments	Jobs	Avg. Monthly Salary per Job
Construction (Local)	1	6	2473
Admin. Support, Waste Mgmt, Remediation (Local)	2	6	1728
Education Services (Local)	6	91	2500
Public Administration (Local)	12	61	1335
Public Administration (State)	6	23	4899
Transportation & Warehousing (Federal)	4	9	2217
Public Administration (Federal)	2	3	4592

Source: Utah Department of Workforce Services

Demographics: As of Census 2000, there were 1,961 people, 645 households, and 521 families residing in the county. The population density was 2 people per square mile (1/km²). There were 2,408 housing units at an average density of 2 per square mile (1/km²). The racial makeup of the county was 98.16% White, 0.05% Native American, 0.41% Asian, 0.92% from other races, and 0.46% from two or more races. 1.84% of the population was Hispanic or Latino of any race.



Increase in Hispanic population: Rich County's Hispanic population went up 71.4% from 21 in 1990 to 36 in 2000. The 2000 Hispanic population represented 1.8% of the population. In 2006 the Hispanic population was 37, still representing 1.8 % of the total population, with an actual increase of 76% from 2000.

There were 645 households out of which 42.20% had children under the age of 18 living with them, 74.40% were married

couples living together, 3.70% had a female householder with no husband present, and 19.10% were non-families. 17.10% of all households were made up of individuals and 7.00% had someone living alone who was 65 years of age or older. The average household size was 3.01 and the average family size was 3.44.

Age distribution in Rich County in 2000 with 34.60% under the age of 18, 7.20% from 18 to 24, 22.20% from 25 to 44, 21.90% from 45 to 64, and 14.10% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 103.60 males. For every 100 females age 18 and over, there were 102.50 males.

The median income for a household in the county was \$39,766, and the median income for a family was \$44,783. Males had a median income of \$34,464 versus \$22,396 for females. The per capita income for the county was \$16,267. About 6.50% of families and 10.20% of the population were below the poverty line, including 11.30% of those under age 18 and 6.30% of those age 65 or over.

Population Growth: As of July 2006 the county's population was 2,121. This was a 2.9 percent increase over the 2005 level. That's above the state average rate of growth (the state average is 2.7 percent). For the last two to three years there has been virtually zero growth, but in 2006 things picked up a little. Of the roughly 2,000 persons in Rich County Randolph claims the most with about 460 residents.

Garden City has about 400 year-round residents and Woodruff and Laketown each have just fewer than 200. The population of second homeowners and tourists increases dramatically during the summer months near Bear Lake. Seventy percent of all dwelling units in Rich County are occupied seasonally by second home owner.

The Labor Market: The labor force, those sixteen years and older working or looking for work, numbered 1,377 in 2006, which was about 100 more than the level in 2006. Unemployment was at historic lows during 2006 and, for that matter, very low through the last five years. The highest average unemployment rate for Rich County was 4.0 percent in both 2002 and 2003. Well over half of all labor force participants work in non-farm jobs. Employment in the county is seasonal, which is an understatement. Peak summer months' employment is about 800+ with the winter and shoulder season having 500 to 600 jobs.

Wages: Average wages reflect the total payroll dollars paid to the average number of workers in the county. Rich County's economy is not comprised of "high" paying industries. Typically, mining is the highest paying industry sector followed by manufacturing. Rich County has virtually no jobs in these two industries. As such, its average wage is low, actually the lowest in the state. That figure is \$1,719 per month, or \$9.92 per hour. That's the not-so-good news. The good news is that wages have increased significantly in the last two years. In fact, the wage increases in the county have been much higher than the state average of 5.4 percent. Wages increased by 8.5 percent between 2005 and 2006. Also, on July 24, 2007 the federal minimum wage went up in the first of three increments from \$5.15 to \$5.85. This increase may not affect the wage levels significantly because wages are already at the \$6.00 plus level. Wage pressures have been felt as employers find it tough to attract workers to the Bear Lake area, particularly during the tourist season.

Per Capita Personal Income: In 2005 Rich had a per capita personal income (PCPI) of \$25,487. This PCPI ranked 9th in the state and was 93 percent of the state average, \$27,321, and 74 percent of the national average, \$34,471. The 2005 PCPI reflected an increase of 4.0 percent from 2004. The 2004-2005 state change was 4.2 percent and the national change was 4.2 percent. In 1995 the PCPI of Rich was \$15,490 and ranked 13th in the state. The 1995-2005 average annual growth rate of PCPI was 5.1 percent. The average annual growth rate for the state was 4.0 percent and for the nation was 4.1 percent. (U.S. Bureau of Economic Analysis)

Local Economic Development Initiatives

Technology, service and agricultural and heritage based businesses will continue to be the focus of efforts to foster small business start-ups, business expansion and business retention. Education and training of the workforce to meet current labor needs is also a priority.

SMALL BUSINESS DEVELOPMENT

The Bear River Association of Governments is partners with the Small Business Development Center, SCORE, US Small Business Administration, Governors Office of Economic Development, USU Extension, College of Business, and Innovation Campus, Bridgerland Applied Technology College, city and county economic development offices and chambers of commerce in providing technical assistance and counseling for existing and start-up businesses. The aforementioned entities are developing Business Resource Centers in Logan and Brigham City.

BRAG offers one-on-one counseling for micro-enterprises (typically home based businesses with five or less owner/employees, the majority of whom have family incomes less than 80% of the county median family income), provides business resource referrals, and provides procurement services to assist businesses in securing government, commercial, and international contractors.

BEAR RIVER HERITAGE AREA

Even though hospitality related wages are not the most favorable, there are still opportunities to increase wealth and quality of life through making the tri-county area a tourist destination because of our local history and heritage. Main street improvements, historic preservation, and small business development for local artisans can increase capital investments, instill community pride and increase personal wealth. BRAG and the Bear River Heritage Area can facilitate projects to promote local heritage and tourism.

BRAG will provide planning assistance to local businesses, travel and civic organizations, counties and communities, State and Federal agencies in their development of the Bear River Heritage Area. Such assistance will develop organizational capacity, small business development, historic preservation, and other activities necessary to identify, enhance and promote the natural and cultural heritage of northern Utah and southeastern Idaho.

AGRI-BUSINESS OPPORTUNITIES

Since agriculture is still such a strong part of each county and the region's economies, maximizing the potential of all agribusiness opportunities is a high priority in all three counties and the region.

Work with local economic development professionals, USU Extension, local farm and ranch organizations, and local producers to assist existing agricultural operations to develop value added agricultural business opportunities. New businesses will be created and existing ones strengthened.

BRAG REVOLVING LOAN FUND

In addition to the business resource providers listed under SMALL BUSINESS DEVELOPMENT, BRAG works with US Department of Agriculture Rural Development and private lenders to satisfy the borrowing requirements of start up and existing

businesses. BRAG a loan fund for providing business financing. The Revolving Loan Fund provides up to \$100,000 in gap financing to manufacturing businesses that will create new jobs. The previously-offered Micro-Loan program has been contracted to the non-profit organization Utah Microenterprise Loan Fund (UMLF). Bear River Region businesses are still eligible to participate in the program, which provides up to \$15,000 to help people with moderate incomes become self sufficient through self employment. Since March of 2010, seven loans have been awarded to businesses in the Bear River Region. BRAG will continue to coordinate financing efforts with UMLF and other lending agents to provide capital for business start-ups and expansion.

C. Energy Efficiency

CDBG-funded emergency home repair and HOME-funded single family rehabilitation program projects must meet, at a minimum, Energy Star efficiency standards. If the project cannot feasibly meet these standards, a waiver must be obtained from the State of Utah, Division of Housing and Community Development before funding can be finalized. Any new construction through the HOME program must be audited by a State-approved independent energy auditor.

The BRAG CDBG Rating & Ranking criteria provide incentive for applicant communities to adopt local ordinances regarding the efficient use of water and energy. The Rating & Ranking Committee is considering additional incentives for CDBG applicants to incorporate energy efficiency upgrades into new capital improvement projects beginning with the 2011 application cycle.

ESG program currently has no energy efficiency standards.

BRAG will work with local agencies to encourage Energy Star efficiency standards as minimum energy efficiency standards for projects beginning in 2010.

D. Sustainability and Green Projects

The BRAG Rating and Ranking system for the CDBG program includes additional status for applications that meet criteria regarding the applicant's (or sponsor's) efforts to implement "Quality Growth Principles" such as: water, air, and energy conservation; critical land identification and conservation; agricultural land conservation; and historic preservation efforts.

BRAG is evaluating additional sustainable practices to encourage through CDBG project funding in its upcoming Rating and Ranking review.

E. HUD Section 3

BRAG encourages all recipients of CDBG funds to advertise capital purchases and construction bids locally to provide opportunity for resources to be directed towards businesses who employ low and very-low income persons. Because most projects are small, local contractors and employers are usually awarded bids to provide services and create or retain jobs for targeted income individuals.

BRAG does not have any policies that direct economic opportunity towards persons receiving housing assistance.

Summary of Specific Housing/Community Development Objectives

IV. Focus Communities/Neighborhoods Assessment

A. Indicators

Staff at BRAG assessed the communities throughout northern Utah. The methodology included several methods to determine where regional focus should be directed. One method utilized the results of the 2004 Housing Stock Condition Survey which was carried out by the staff of BRAG with the cooperation of incorporated communities as well as each of the three counties for the unincorporated areas. Another of these was a "self-assessment" which was developed by sending out a survey form that was completed by willing incorporated jurisdictions. The final portion of the trilogy of methods is the institutional knowledge of the professional planning staff of who have identified several areas with known concerns. It is not intended that the more subjective nature of the institutional knowledge portion of the methodology be the determining factor, but to function as a means to confirm issues already identified and validate issues identified in the first two. In addition to the focus communities there are other "areas" of concern that are identified in this section which will require further study in future action plans.

1. Housing Quality Assessment

In early summer 2004 a "windshield" (drive by) housing quality survey was conducted for the BRAG area (excluding Logan City due to its CDBG entitlement status). The survey was conducted by driving down every street with residential housing to assess the quality and quantity of the housing stock. For this study the number of single family residential buildings was recorded. The original intent was to also evaluate multi-family units, however the impracticality of this soon became evident (given a constrained time frame and limited staffing). Determining multifamily housing quality would have required the survey taker to stop the car and walk around the larger multifamily complexes to count units and evaluate their quality. This simply would have taken too long. This also was a cost-benefit decision since very little public funding is available to rehabilitate rental units.

During the windshield survey, survey takers quickly evaluated whether the structures were acceptable, deteriorated, or dilapidated and recorded the observations. Acceptable housing shows no obvious signs of problems with the roof, walls, or windows. Deteriorated housing can be thought of as the typical "fixer-upper", it may need to be painted or need a new roof, but there are no obvious structural problems. Dilapidated housing consists of those structures with significant structural problems (broken walls crumbling foundation, or collapsed roof) and should be uninhabited (See Appendix B for Windshield Survey Standards). The results of the survey are summarized as follows:

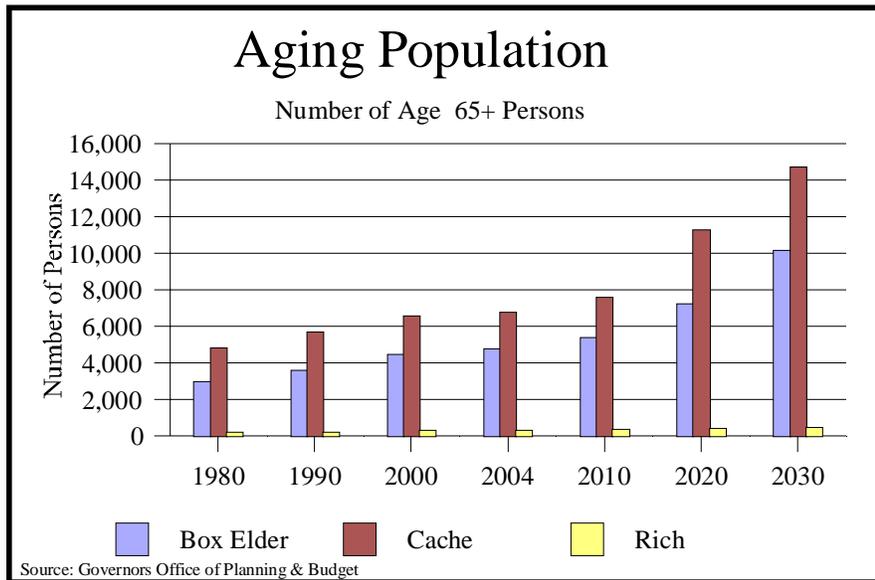
2. Demographics

a. Age

The over age 65 population of the Bear River Region is projected to grow by 125% by the year 2030 (Figure 3). This number is particularly striking when one considers that the rest of the population is projected to only increase 51% by the year 2030. Rich County will be the most heavily impacted county in the region

with its 65+ population is projected to increase 170% by the year 2030 compared to Cache County at 125% and Box Elder at 129%.

Local agencies, groups and community officials will need to ensure future demand will not overwhelm existing programs and services as the aging population increases proportionally. This will become increasingly a challenge given that these local growth trends and the resulting increase demand on programs and services will occur at the same time state and national resources will face increased demands. In addition, a corresponding growth surge in the younger "school age" population cohort in Utah in the next 30 years will place additional competition for limited public expenditure.



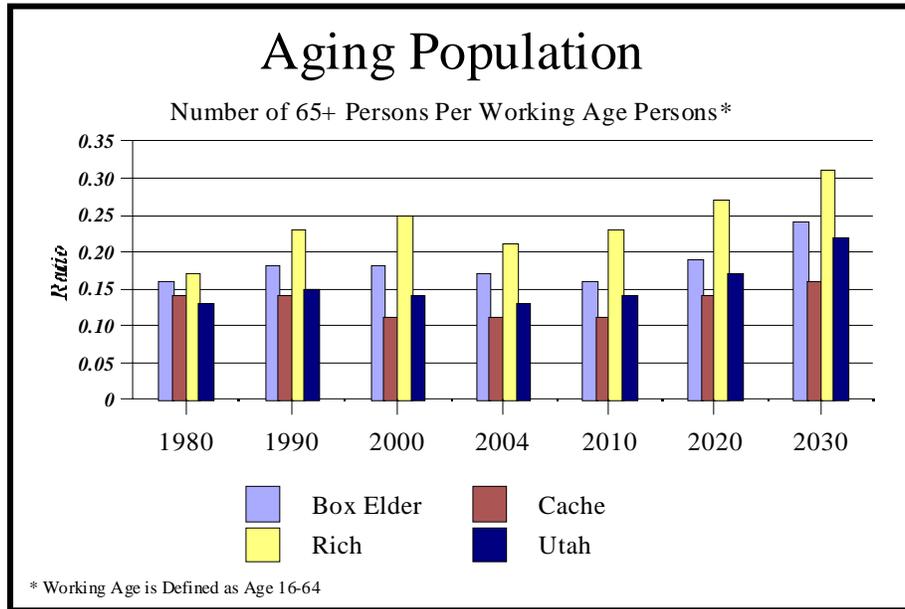


Figure 1. Elderly Population relative to working population within the three counties of the Bear River District

b. Minority Status

Due to the relatively even distribution of minority populations within the region, this was not a criteria considered in determining focus communities. The region continues to participate in refugee accommodation and must find ways to integrate this population into the workforce and community at large.

c. Special Needs

This was not a criteria considered in determining focus communities.

3. Infrastructure

Lack of necessary infrastructure to support many forms of economic development is of concern in many rural Utah counties. Rich County and western portions of Box Elder County are especially affected due to the lack of access to the Internet as well as access to all forms of affordable utilities including natural gas. Even basic infrastructure such as water source, storage, and distribution are limiting factors.

B. Identification of cities/towns, census definitions or distress type

Focus communities are identified using Census Bureau median area income estimates, senior population estimates, and self-assessed infrastructure needs.

C. Geographic Distribution based on need

The identified focus communities are located in Rich and western Box Elder Counties. This is consistent with the fact that both counties are geographically isolated from major transportation, commercial airports, suppliers, etc. The geographical isolation of these rural areas, in conjunction with lack of infrastructure and services necessary for consistent, year-round employment creates unique needs.

Specific areas of concern are Rich County and its communities of Randolph, Garden City, Laketown, and Woodruff, and western Box Elder County communities of Snowville, Park Valley, Lynn, Yost, Grouse Creek, and Lucin.

D. Solution Strategy

BRAG will continue to focus HUD CDBG and other federal and state funding programs towards safe, decent, and affordable housing and community infrastructure needs. While current funding is inadequate, increased coordination and programmatic planning can help relieve the highest priority needs.

BRAG is currently working to identify Affordable Housing Need for each County and community within the region. These assessments will provide further detailed information for use in determining focus areas for appropriate resources. Current areas of concern include the Bear Lake Valley portion of Rich County. Rapidly growing resort development is stressing local communities' abilities to provide adequate workforce housing for the accompanying construction and service industries. Northern Box Elder County is also experiencing distress in the low- to moderate-income industrial sector where recent layoffs have resulted in increased community service needs. While worker relocation has provided some affordable housing opportunity,

Aging services and housing needs are acutely felt in Box Elder County. With few local care center options, many seniors opt to stay in sub-standard private living quarters. BRAG will work with local senior center staff to identify affordable alternatives to costly assisted living services. The immediate future faces significant challenges in reduced State support for home-delivered meals and nursing services.

Local infrastructure needs are regularly assessed by BRAG through individual capital improvement plans. BRAG staff will continue to work with local elected officials to identify critical infrastructure needs and match them with available funding. Staff will also engage in direct capital facility planning to ensure that more projects are matched with funding before service delivery reaches a crisis level.

E. Priority by location or type of distress

BRAG officials and other local community officials have repeatedly stressed the importance of affordable housing projects and community infrastructure construction. The current Rating and Ranking process reflects the region's focus on these priorities.

V. Method of Distribution

A. Program by program Summary for all HUD Programs

CDBG: Each year BRAG staff, Investment Strategy Council (Rating and Ranking Committee), and Governing Board review BRAG's rating and ranking criteria to assure consistency with BRAG Consolidated Plan, State and HUD requirements. The ranking system for 2010 CDBG Program year provides the highest number of points for those projects that benefit the highest numbers of moderate, low, and very low income persons; that implement quality growth principles; that provide decent, safe and affordable housing, create suitable living environments, or create economic opportunities; that result in the greatest impact; that have been well planned; that demonstrates project maturity and collaboration, and leverages the most funds

HUD Section 8: The Bear River Housing Authority has adopted the following system for determining an applicant's place on the waiting list for subsidized rent.

Priority Level 1: Applicants who are in an emergency crisis situation for which affordable housing is an important component will be offered assistance on a first come first serve basis. Emergency crisis is defined to be an emotionally significant event or a radical change of status in a person's life which causes a danger to the health or safety of the family, causing one's attention and energy to be focused on this crisis alone. Financial stress does not qualify as an emergency crisis situation.

Priority Level 2: Applicants who are either achievement directed (FAST) or daily challenged (DC) for which affordable housing is an important component will be offered assistance on a first come first serve basis only after assistance has been offered to all priority level 1 families. An achievement directed family is one that demonstrates a minimum level of self-directed activity. A daily challenged family is one whose daily problems are using all of their time and energy and are therefore unable to focus on anything else. Their ability to become success or achievement oriented is delayed until resolution of that challenge has been made. Applicants who are disabled and or elderly will qualify as daily challenged.

Priority Level 3: Applicants who are neither in a crisis situation, achievement directed, or daily challenged will be offered assistance on a first come first serve basis only after assistance has been offered to all priority level 1 and priority level 2 families.

Priority Level 4: Applicants who are a single family member and are not handicap, disabled or elderly, regardless of whether they are in an emergency crisis situation or achievement directed, will be offered assistance on a first come first serve basis only after assistance has been offered to all priority level 1, priority level 2, and priority level 3 families.

Single Family Rehabilitation and Reconstruction Program Under HOME Program

The *HUD Funded HOME Program* supports a partnership between the Utah Division of Housing and Community Development and local entities to provide low-interest loans for

home repairs to low-income households for existing owner occupied single-family units. The priorities of this program are to:

- Keep the existing housing stock viable for approximately 30 years.
- Encourage neighborhood improvement through successful rehabilitation projects
- Address the high proportion of housing that is deteriorated and needs rehabilitation
- Stabilize the housing stock and to address “street presence” of the neighborhood
- Provide assistance to low-income families, elderly and disabled homeowners in order to achieve safe, decent affordable housing and accessible environment.

This program is also funded by Olene Walker Housing Loan Fund (OWHLF) which receives funding from HUD and the State legislature. This program is administered by the OWHLF Board who approves projects and policies for administration that meet HUD’s priorities and is targeted to rural areas that are underserved.

Olene Walker Housing Loan

Fund http://community.utah.gov/housing_and_community_development/OWHLF/programs.html

Olene Walker Housing Loan Fund was established to support quality affordable housing options that meet the needs of Utah's individuals and families, while maximizing all resources. Utahns served by the fund include those with low-incomes, first-time home buyers, residents with special needs such as the elderly, developmentally disabled, physically disabled, victims of abuse, and Native Americans. Money from the fund is generally loaned to first time homebuyers, builders, and developers. This is a revolving loan fund. Payments made on these loans are returned to the fund allowing it to be used again for future projects. The fund is also supported by a leveraging ratio of \$11 from federal and other sources for each dollar contributed by the state and supports the following programs:

Multi-Family Program - The Multi-family program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units.

Single-Family Programs - The Single-family programs offers financial assistance to low-income residents or families in need of rehabilitation, replacement, or weatherization of an existing owner-occupied home. Although the program targets rural communities, projects for rural areas can be submitted to the OWHLF Board for consideration using the application.

Home Ownership Self-Help Development - The Owner-Occupied Development program, also known as the Self Help Program, provides financial assistance to developments of single-family subdivisions and infill projects designed to provide housing to low-income individuals and families.

Home Choice - The Home Choice program is designed to provide financial assistance and mortgage assistance for low-income persons with disabilities.

Down Payment Assistance/American Dream - The American Dream Down Payment Assistance program helps low-income, first time home buyers (as defined by the U.S. Department of Housing and Urban Development) purchase homes by providing down payment or closing-cost assistance in the form of interest-free loans.

Pre-Development Program - The Pre-Development program provides non-recourse loans for project development preceding permanent/construction financing of affordable rental and homeownership projects.

- * Pre-Development Application
- * Pre-Development Instructions for Application
- * Allocation Plan
- * Housing Opportunities for Persons With AIDS (HOPWA)

Pamela Atkinson Homeless Housing Fund

The Pamela Atkinson Homeless Trust Fund (PAHTF), formerly known as the Homeless Trust Fund, has been administered by the Department of Community and Culture since 1983. Funded by the Utah State Legislature and by contributions made by individuals on their Utah Individual Income Tax Form TC-40, this money goes to fund various agencies statewide in moving people from homelessness to self-sufficiency. Funding from the PAHTF is a critical component in [Utah's Ten-Year Plan to End Chronic Homelessness] ([link](#)).

Eligible activities for funding under the PAHTF include: emergency shelter operations, meals, transitional housing, case management services, homeless outreach and day centers. Agencies providing these services are encouraged to apply for funding. The application period for funding runs during the months of January and February. Awards are made by the [State Homeless Coordinating Committee] ([link](#)) in May with funding available during the State Fiscal Year (July – June). Typical awards amounts range from \$10,000 - \$30,000.

First-Time Home Buyer Voucher

BRAG now provides two grants each year to first-time home buyers. As in the loan program, these grants may be used towards the closing costs and down payment associated with purchasing a home, but do not require repayment of the assistance once the house is sold.

HUD Continuum of Care Program

This program requires a match (which has been matched with the Pamela Atkinson fund) to provide transitional housing assistance to victims of domestic violence. Acquired funds are only enough to serve 20 families per year. Where approximately 60 families are in need (based on agency input) the method of distribution allows for funds to be spent only on those victims that have third party documentation of physical abuse and are referred by CAPSA.

The HUD Continuum of Care Program is also used to pay for bus tickets to Ogden for those persons whom are considered chronic homeless or street homeless (being homeless 30 consecutive days or more than 3 times per year). This is because there are so few people (six per year) requiring this service in Box Elder, Cache, and Rich counties, that it makes sense to help these people access existing near-by services, rather than to create new programs and facilities in our area.

B. Rating and Ranking Tied to Need and Action Plan Content

The elected officials who constitute the Rating and Ranking Committee of the Bear River Association of Governments have primarily focused on brick and mortar projects for improving basic infrastructure. Projects which eliminate an urgent health threat or address public safety such as fire protection have been historically been positioned high in regional priority. Projects which meet federally mandated requirements have been given consideration such as special projects to eliminate architectural barriers have been accomplished. In addition, several major housing projects have been undertaken to meet the need for decent, affordable housing for those in the lowest income categories.

The rating and ranking criteria approved for the 2009 program year have already been approved by the Governing Board of the Bear River Association of Governments in July of 2008 (See Appendix D). The anticipation is that the results of the analysis of this 1 year action plan will be considered and evaluated in making staff recommendations to the local elected officials who will approve the rating and ranking criteria and guidelines to be adopted next July for the 2010 program year.

C. Sources of Funds

Private Program Assistance

Private funding for needs identified in the Consolidated Plan includes the Bear River Human Services Foundation, a non-profit organization established to provide an additional mechanism for raising funds to assist in regional aging, housing, and business development services. Additional private partners include Zions Bank and Cache Valley Bank, funding partners for the Revolving loan fund for job creation and retention.

State and Local Program Assistance

Public resources originate from both State and Federal sources. The State of Utah provides assistance through the Olene Walker Housing Loan Fund of \$14,000 for short-term housing assistance while the Pamela Atkinson Homeless Prevention Fund provides \$30,000 for emergency shelter and other homeless services.

Federal Program Assistance

Several federal agencies work with BRAG to provide assistance and resources. The U.S. Department of Agriculture Rural Development Office provides small business development grant assistance and capital funding assistance for rural community development projects. BRAG has submitted a request for \$250,000 of additional funds for its Revolving Loan Fund from the Rural Business Enterprise Grant Program. These funds will be used to leverage private financing for business development in the region for the purpose of job creation or retention.

The Economic Development Agency of the U.S. Department of Commerce provides \$50,000 annually to BRAG for the Bear River Economic Development District. These funds are used to develop the regional Comprehensive Economic Development Strategy as well as regional economic development planning and technical assistance to small businesses. This program currently does not leverage any private money.

The U.S. Dept. of Health and Human Services, through the Community Services Block Grant program, provided \$250,000 for emergency food and shelter assistance. Additionally, \$367,000 in ARRA stimulus funds were received for Fiscal Year 2010.

HUD Program Assistance

BRAG receives assistance from the U.S. Department of Housing and Urban Development through several programs. The Community Development Block Grant program provides approximately \$700,000 annually for community development projects that serve low- to moderate-income households in the region. This program frequently leverages high percentages of project money from local governments and private non-profit foundations that provide services to pre-determined low-income populations such as elderly, disabled adults, homeless, and victims of domestic violence. There are no matching requirements for this program.

The Emergency Shelter Grant program receives \$50,000 plus \$27,000 in ARRA stimulus for Fiscal Year 2010 for emergency housing services. This program does not leverage private funding. These funds are matched with the Community Service Block Grant Program funds detailed above.

The HUD Section 8 program provides approximately \$2.5 million for rental assistance through the Bear River and Logan Housing Authorities, both administered by BRAG. There are no matching requirements for this program.

BRAG has received funding through the HOME program in the past, but has replaced those program funds with assistance from the State of Utah.

The Homeless Prevention and Rapid Re-Housing Program provided \$210,000 of funding for emergency shelter and housing assistance for Fiscal Year 2010. Additionally, BRAG received \$20,000 in American Reinvestment and Recovery Act funds. There are no match requirements for this program.

The Continuum of Care program received \$48,000 to address homelessness issues and update the BRAG Homelessness Plan. This program requires a 50% match that is covered with the Olene Walker Housing Loan Fund and Pamela Atkinson Homeless Fund through the State of Utah.

D. Monitoring

BRAG periodically reviews all policies and procedures to ensure compliance with HUD program regulations and statutes. Additionally, all HUD programs administered by BRAG are monitored by the State of Utah.

In order to assist communities in overcoming regulatory barriers to providing more housing choices, BRAG planning staff solicits and performs Moderate Income Housing trainings and plan reviews.

Post-award monitoring of CDBG grants and emergency home repairs is left to the State of Utah

BRAG performs on-site monitoring of emergency home repairs to ensure that each project meets appropriate standards and guidelines before the contract is paid and closed.

Single-family rehabilitation projects funded through HOME and the State of Utah are monitored on-site by State. If a building permit is required, the local jurisdictional building inspector must monitor and approve work done by all contractors before granting a Certificate of Occupation.

The Emergency Shelter Grant program is monitored by the State of Utah.

The Section 8 Housing program performs regular inspections of participating properties to ensure appropriate housing standards.

VI. Annual Performance Measures and Annual Action Plan

**Table 6-1
2012 Annual Action Plan, Planned Projects Results
And Performance Measures for BRAG 2010 Consolidated Plan**

Program: HOMELESSNESS (HUD Continuum of Care, Pamela Atkinson Homeless, Olene Walker, FEMA Emergency Food & Shelter, HUD Emergency Shelter Grant, CSBG)			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Availability, Affordability and Sustainability/Livability			
Outcome Statement: Provide rental assistance to persons who are at risk of being evicted and provide transitional housing to victims of domestic violence.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	210	232	232
Number of LMI households	210	232	232
Number of persons benefiting	630	730	730
Number of LMI persons	630	730	730

Program: Housing – HUD Section 8			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability			
Outcome Statement: Provide rental assistance to LMI renters whom are paying more than 35% of their income towards rent.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	2500	758	710
Number of LMI households	2500	758	710

Program: Housing – Emergency Home Repair - CDBG, Critical Needs			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Sustainability / Livability			
Outcome Statement: Provide emergency home repair grants.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	150	20	25
Number of LMI households	150	20	25

Program: Housing – CDBG, Low Income Housing Tax Credits			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability			
Outcome Statement: Provide Decent, Safe and Affordable Housing through lease to own single family homes. (Tremonton Crown projects managed by BRAG)			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	8	14	8
Number of LMI households	8	14	8

Program: Housing – Low Income Housing Tax Credits			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability			
Outcome Statement: Provide Decent, Safe and Affordable Housing through affordable rental apartments. (Tremonton Crown project managed by BRAG)			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	24	35	24
Number of LMI households	24	35	24

Program: Housing – First Time Home Buyer (CDBG, ADDI)			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability			
Outcome Statement: Provide down payment assistance to first time home buyers to help them purchase affordable housing.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	300	31	60
Number of LMI households	300	31	60

Program: Housing Rehabilitation – CDBG, HUD Home, Olene Walker (includes Brigham City Neighborhood Rehabilitation project for 2008)			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Sustainability/livability			
Outcome Statement: Provide financial assistance for housing rehabilitation to LMI owner occupied single family homes.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	25	25	25
Number of LMI households	25	25	25

Program: Housing – Special Housing Needs – CDBG, HUD Home, Olene Walker, Home Choice			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability and Availability / Accessibility			
Outcome Statement: Provide Decent, Safe and Affordable Housing to persons with special needs by either modifying existing homes or creating opportunity for them to be home owners.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	30	3	6
Number of LMI households	30	3	6

Program: Housing – Special Housing Needs – HUD Section 8			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability/Accessibility			
Outcome Statement: Provide Decent, Safe and Affordable Housing to persons with special needs by providing rental assistance.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	375	75	75
Number of LMI households	375	75	75

Program: Housing (CDBG)			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Availability / Accessibility			
Outcome Statement: Provide transitional housing and support services to victims of domestic violence. (CAPSA)			
Output Indicators based on number of households benefiting from CDBG funds	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	210	19	4
Number of LMI households	210	19	4

Program: Housing – CDBG			
Objective: Provide Decent, Safe and Affordable Housing			
Outcome: Affordability			
Outcome Statement: Increase supply of low income housing by creating single family owner occupied housing. (NNHC)			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of households benefiting	75	21	25
Number of LMI households	75	21	25

Program: CDBG – Community Facilities Basic Infrastructure			
Objective: Suitable Living Environment			
Outcome: Sustainability / Livability			
Outcome Statement: Provide public facilities, primarily benefiting low-income citizens, to improve the sustainability of the community.			
Output Indicators based on number of people benefiting from public facilities assisted with CDBG dollars	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Number of persons benefiting	2000	250	659
Number of LMI persons benefiting	1000	183	452

Program: CDBG - Community Facilities – Other Infrastructure			
Objective: Suitable Living Environment			
Outcome: Availability/Accessibility			
Outcome Statement: Provide public facilities, primarily benefiting low-income citizens, to enhance health and safety, improving availability and accessibility.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Persons Benefiting	1000	3185	5231
LMI Persons Benefiting	750	1743	3730

Program: CDBG - Community Facilities – Other Infrastructure (Bear River Mental Health, Cache Employment Training Center)			
Objective: Creating Economic Opportunity			
Outcome: Sustainability / Livability			
Outcome Statement: Improving public facilities, primarily benefiting low-income citizens, to enhance mental health and employment opportunities.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Persons Benefiting	Part of above table	162	165
LMI Persons Benefiting	Part of above table	149	150

Program: CDBG – Moderate Income Housing - Planning			
Objective: Provide Safe, Decent and Affordable Housing			
Outcome: Accessibility, Affordability			
Outcome Statement: Provide planning for moderate income housing			
Output Indicators Update 5 community moderate income housing plans per year to meet State of Utah requirements.	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Persons Benefiting	30000	4376	4746
LMI Persons Benefiting	15000	3009	3263

Program: CDBG – Economic Development			
Objective: Creating Economic Opportunity			
Outcome: Sustainability / Livability			
Outcome Statement: Provide technical assistance to potential and existing business owners on start up, financing, and management issues. Participate in local, regional, and state initiatives to develop entrepreneurial capacity; build collaboration in developing solutions to regional community and economic development issues; and foster entrepreneurship and success in high tech, agricultural, heritage and tourism related businesses.			
Output Indicators	5 year goal 2010-2014	2010 Actual Output	2011 Expected Output
Businesses Benefiting	186	16	21
Persons Benefiting	170	45	63
LMI Persons Benefiting	146	25	35

SUMMARY OF 2012 ANNUAL ACTION PLAN

Table 6.1 above describes BRAG's priorities for implementing projects that will address the needs identified in the Consolidated Plan.

- BRAG will continue to provide rental assistance to persons who are at risk of becoming homeless.
- BRAG will provide transitional housing to victims of domestic violence
- BRAG, as the Bear River Housing Authority will provide Section 8 rental assistance to persons whom are striving toward self sufficiency and to persons with disabilities.
- BRAG will provide grants to low income families for emergency home repairs.
- BRAG will manage the *Crown lease-to- own single family homes* in Tremonton
- BRAG will manage the *Crown affordable rental* units in Tremonton.
- BRAG (through Olene Walker Housing Loan Fund) will provide low interest loans to rehabilitate owner occupied single family homes.
- BRAG will help modify or create owner occupied housing appropriate for persons with disabilities.
- BRAG will provide technical assistance to communities seeking to plan for the provision of moderate income housing
- BRAG will rate and rank CDBG applications in order to fund projects that will improve infrastructure, facilitate housing services to persons with low incomes, rehabilitate owner occupied housing, create economic opportunities, and enhance suitable living environments.

VII. Public Involvement

A. Consultation

As part of this Consolidated Planning process BRAG has sought to collect information from as many outside sources as possible. This public input process is an attempt to synthesize public opinion about the adequacy of support and funding of BRAG's services and products within the Bear River District. In this effort, BRAG holds multiple public meetings each year and has recently conducted two written surveys and one phone survey. Information was collected from individuals and representatives of all three counties of the Region.

B. Public Input Forums

BRAG, as the Regional Housing Authority, conducts annual public input meetings with their Resident Advisory Committees. These meetings were held January 24th, 2012 in Logan, Utah. Feedback on existing program priorities was collected, as well as comments on a new proposal to provide Homeownership assistance to Housing Choice Voucher clients. The next Resident Advisory Committee will meet in January of 2013 and address topics including the prioritization of full-time university and technical school students in the Housing Choice Voucher program.

BRAG conducted a public hearing on November 24nd, 2011 to solicit comments on the Community Development Block Grant program. No one from the public attended and no comments were made.

A public comment period on the draft 2012 Annual Action Plan Update to the 2010 Consolidated Plan was opened on February 1st, 2012. Comments will be accepted until March 1st, 2012. Copies of the Consolidated Plan were distributed to the public and made available on the BRAG website. No comments have been received as of the publication of this draft.

In Calendar Year 2012, BRAG will be working with the English Language Learning Center and Cache Valley Multicultural Center in Logan City to promote outreach and gather public comment from Latino and other non-English-speaking communities in the Region, particularly southeast Asian refugees relocating to Cache County.

1. Written Survey

A written survey was distributed to assess specific issues related to housing needs, economic development and human services. These are the three issues that BRAG traditionally handles. This survey was designed to evaluate how relevant these issues continue to be in their communities.

2. Housing Needs

Within Cache County, housing homeless families with children is the most important housing issue followed by the shortage of affordable rentals for low/moderate income families. Box Elder County is encountering an exceptionally high rate of foreclosure filings followed by a need for more first time home buyer assistance for low/moderate income families.

3. Economic Development

Job training and job creation for low/moderate income workers are the two most important issues in Cache County and Rich County. While in Box Elder County the education of business on the incentives for higher wages, child care, and on-the-job training topped the list with job training and job creation for low/moderate income workers also being very important.

4. Human Services

Cache County organizations believe that services for victims of domestic violence and sexual assault are very important as are access to services for mental health care and substance abuse. In Box Elder County, the participating organizations felt all human services; child care for workers in training, access for children to structured activities and recreation, access to mental care and substance abuse treatment, and services for victims of domestic violence and sexual assault equally important.

Generalizations made from this informal survey may not entirely represent the community, but they may still be useful.

5. BRAG Governing Board

The Governing Board meets bi-monthly at rotating venues. It sets policy and directs efforts of the Association. This body is responsible for formally adopting the Consolidated Plan.

The third information gathering meeting took place at a BRAG Governing Board meeting in Laketown in Rich County. This Governing Board is comprised of six Mayors, eight County Council members and Commissioners, the Cache County Executive, and the Director of BRAG. The Board was asked to categorize a series of issues into one of four categories dealing with the adequacy of resource availability to address the issue and the importance of the issue in their community. The purpose of the exercise was to identify those issues which are quite important, but which do not currently have sufficient resources to adequately address the problem. Of the 30 issues the Governing Board was asked to categorize, capital infrastructure issues were by far the most often identified. The second most listed issues were related to housing. At a County level, Box Elder representatives felt culinary water systems were the most important, inadequately funded issue. Cache representatives listed neighborhood revitalization and family support services, and Rich County representatives perceived fire stations and roads as the most important yet inadequately addressed issues.

6. Survey of Cities and Towns

In a fourth attempt to collect information from its clients, BRAG mailed out written surveys to the Mayor of every city and town within the District. In the surveys we requested details about their communities largest needs as well as how they are currently planning on addressing those needs. 23 of the 37 surveys sent out were returned, 12 from Box Elder County, 8 from Cache County and 3 from Rich County. While we did not get a good response from Cache County, the other two Counties were much better. Nevertheless, the information synthesized from their responses is very useful to this planning document.

Generally, the survey shows that infrastructure for sewer and water is in great need of expansion. Nearly every respondent listed a need to upgrade their culinary water supply, sewer system or both in the next five years. Other large needs related to creation and expansion of parks, construction of fire stations, as well as the upkeep of roads.

7. 2007 Dan Jones Survey

Seven times in the last 30 years a general population survey has been conducted by Dan Jones and Associates of randomly selected households in all three counties to gather information relative to a variety of human services and other issues. The survey provides information on public opinions and experience on crime, services needs, air quality, unemployment, transportation etc. The last survey prior to this one was conducted in 2002. In 2007, most of the problems addressed appear to be less serious to respondents than they were in the 2002 study. Problems having to do with *pollution* and *population growth* were considered to be more serious; however, since *rapid population growth* has been tracked beginning in 1994, it has been rated in the top three of the fourteen problems presented (judged by those who either rate it as a considerable or serious problem).

Initially, it was tied for third, remained third in 2002, and in the current study moved to first place, with 53% of the respondents saying it is either a considerable or serious problem. It is the only problem in 2007 that more than half of the respondents label as such. Availability of *adequate housing* dropped from 63% in 1994 to 11% in 2007. *Under-employment*, was described as a serious problem in 2002 (61%) - making it the top concern that year – fell to 37% in 2007. Two problems had decreases from 2002: *unemployment* 32% to 11% in 2007 and *cost of living* (42% to 33% in 2007). Both factors are down considerable from the early 1980's: *unemployment* dropping from 62% in 1983 and *cost of living falling* from 75% in 1980.

8. Other Entitlements

BRAG holds regular consultations with staff at Logan City to exchange demographic data and coordinate on projects occurring within either jurisdiction that may potentially benefit residents of both the Entitlement Area and the balance of the Bear River Region.

9. CEDS involvement

Various community partners have been involved in the creation of and will be involved in the implementation of the CEDS.

In addition to the information received in the public meetings held November 26, 2006, September 25 and November 27, 2007 and January 22, 2008 that was included in the Analysis section, additional input was received from a Large Company/Organization Survey and the Dan Jones general population survey, both commissioned by BRAG in 2007.

The Large Company Survey was sent to the region's employers having 50 or more employees. The responses from the surveys helped to identify commuting patterns of employees. 490 people commute from Franklin County, Idaho to Cache County; 1,202 people commute from Cache County to Box Elder County; 365 people commute from Box Elder County to Cache County; 1,276 people commute from Weber County, Utah to Box Elder County; and 237 commute from Oneida County, Idaho to Box Elder County. The survey responses also revealed that 57.3% of businesses in the Bear River region were planning on remaining the same size over the next 12 months; those that were going to be hiring more employees were anticipating hiring an average of 6.4 employees over that time period; four of the companies in Cache County indicated a willingness to share freight opportunities; 47% felt their city/county government was "very supportive" of their business/organization.

B. Coordination

The Consolidated Plan process incorporates a wide variety of existing public involvement processes across northern Utah. Many involve private sector business owners. Examples of such involvement during the preparation of the 2008 Annual Action plan include:

1. Private Sector representation on advisory committees

Zions Bank
Sunshine Terrace Adult Living Center
Life Span Mental Health Services

2. Other Agencies

1. Logan City Entitlement Area
2. Presentation at Association Board Meetings from local governments on community and economic development issues
3. Reports from the Governor's Office of Planning and Budget
4. Participation in local US Forest Service Planning and Outreach
5. Statistical analysis and planning with the Logan and Bear River Regional Housing Authorities
6. Collaborative project planning and funding with:
 - a. Permanent Community Impact Fund Board
 - b. Governor's Office of Economic Development
 - c. USDA Rural Development
 - d. Economic Development Administration

3. 30-Day Comment Period

Public comments on the Consolidated Plan 2012 Action Plan were collected between February 1st, 2012 and March 1st, 2012 before adoption of the final document. Solicitations for public review were posted in four newspapers; Logan's *Herald Journal*, the *Box Elder News Journal*, the *Uintah County Herald*, and Tremonton Cities *Leader* (Appendix A). The 2011 Consolidated Plan drafts have been available at the BRAG office and on the internet at www.brag.utah.gov. As of the publication of this draft, no public comments were received.

Bear River Regional 2012 Consolidated Capital Improvements List Supplemental

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB Amount	Other Funds	CIB Submission Date
Cache County						
	Neighborhood Non-profit Housing Corporation	\$100,000	\$100,000			
Corinne City						
	Storm Drain Design/Development	\$250,000				2012
	Fire Department Expansion	\$250,000				2012
	Sewer Lagoon Expansion	\$2,500,000				2016
	Flack Park Development Phase I	\$200,000				2015
	Well Development	\$1,800,000				2019
	Secondary Water Development	\$800,000				2021
	Flack Park Development Phase II	\$330,000				2022
Plymouth Town						
	Water System Improvements	\$320,000	\$100,000	\$100,000	\$120,000	June 2012
	New Water Tanks	\$500,000	\$100,000	\$400,000		2017
Richmond						
	Water System Improvements	\$2,800,000		\$1,800,000		
South Willard Water District						
	Water System Expansion Planning	\$75,000		\$37,500	\$37,500	
Laketown						
	Pave 100 West	\$150,000	\$100,000		\$50,000	2013
	2 nd Water Source	\$500,000	\$100,000		\$400,000	2014
	Fitness Center	\$120,000	\$80,000		\$40,000	2015
	Equestrian Indoor Facility	\$180,000	\$100,000		\$80,000	2016
Snowville Town						
	Stone Road Improvements	\$1,600,000	\$100,000		\$1,500,000	2012
	Town Hall Renovation	\$5,000			\$5,000	
	Street Beautification	\$20,000			\$20,000	
	Town Hall Parking Lot	\$100,000			\$100,000	
	Flood Drainage Stone Rd.	\$30,000			\$30,000	
	Park Renovation	\$50,000			\$50,000	
	Addition to Fire Station	\$100,000			\$100,000	
	Extend Water Lines	\$40,000			\$40,000	
Brigham City						

	Neighborhood Improvement Grants	\$100,000	\$100,000			
	Box Elder Family Support Center Building Improvements	\$100,000	\$100,000			
Tremonton City						
	Senior Center Parking Lot Improvements	\$100,000	\$100,000			2012
	Fog Coat Jeanie Stevens Parking Lot & Trail	\$35,000			\$35,000	2012
	480 West improvements	\$80,000			\$80,000	2012
	Air Quality Projects	\$40,000			\$40,000	2012
	Road Reconstruction	\$273,567			\$273,567	2012
	Road Seal & Fog Coat	\$284,090			\$284,090	2012
	Road Reconstruction	\$230,452			\$230,452	2013
	Road Seal & Fog Coat	\$246,954			\$246,954	2013
	24" Water Main 1000 N	\$400,000			\$400,000	2013
	Upsize Pump Lines	\$250,000			\$250,000	2013
	Upsize Main St. Sewer	\$325,000			\$325,000	2013
	Wastewater Treatment Improvements	\$300,000			\$300,000	2013
	Wastewater Compost Improvements	\$150,000			\$150,000	2013
	1200 S Reconstruction	\$257,500			\$257,500	2015
	1000 N Widening & Drainage	\$4,500,000			\$4,500,000	2015
	Malad River Trail/Nature Park	\$250,000			\$250,000	2015
	Main Street Improvements	\$250,000			\$250,000	2015
	Reconstruction of North Park Irrigation System	\$20,000			\$20,000	2015
	Public Safety Radios	\$120,000			\$120,000	2015
	Parks Dept Garage	\$30,000			\$30,000	2015
	North Park Chain Link Backstop & Fencing	\$30,000			\$30,000	2015
	Fire Station No. 1 Painting	\$10,000			\$10,000	2015
	Road Reconstruction	\$238,050			\$238,050	2015
	2.6 Million Gallon Water Tank	\$1,000,000			\$1,000,000	2016
	Fire Station No. 2 Phase 1	\$500,000			\$500,000	2016
	Upsize Main St. Water	\$300,000			\$300,000	2016
	Upsize 1000 N Water	\$275,000			\$275,000	2016
	Upsize 1000 W Sewer	\$675,000			\$675,000	2016
	Upsize Sewer Main from Garland	\$1,200,000			\$1,200,000	2016
	1000 West Widening	\$1,500,000			\$1,500,000	2016
	City Hall Remodel	\$300,000			\$300,000	2016
Hyrum City						
	Child & Family Support Center land acquisition	\$180,000	\$100,000		\$80,000	2012
Paradise Town						

	250,000 gallon water storage tank	\$246,250			\$246,250	2012
	Soccer/Equestrian Park Utilities/restroom facilities	\$125,000			\$125,000	2012
	Soccer/Equestrian Park roadways and parking	\$100,000			\$100,000	2012
	Widen/Replace canal bridge and intersection at 300East and 9300 South	\$50,000			\$50,000	2012
	Pavilions and walking trails at new park	\$100,000			\$100,000	2013
	300 West and 9300 south waterline to complete loop	\$20,000			\$20,000	2013
	Eliminate dead end pipes at 8700 and 9100 south at highway crossing by extending and connecting	\$12,000			\$12,000	2013
	Complete water line at 8900 S from Bridger to across canal and tie into newer line	\$18,000			\$18,000	2013
	Raise well head at park well to suggested standards and re-enclose	\$100,000			\$100,000	2013
	Widen bridges at 9000 and 8900 South at Paradise Canal to meet road width safety standards	\$70,000			\$70,000	2013
	Widen bridge and enclose canal at 9200 south between 200 and 150 west	\$100,000			\$100,000	2013
	Extent water line between 8800 and 8900 South along Bridger	\$21,000			\$21,000	2013
	Pave 200 East between 8900 and 9000 South	\$30,000			\$30,000	2013
	Complete pavement between 9250 and 9300 South, 300 West	\$15,000			\$15,000	2013

	Pave 8900 South between 100 and 200 East	\$35,000			\$35,000	2013
	Extend water line between 100 and 200 west on 8800 South to close loop	\$20,000			\$20,000	2013
Nibley City						
	Habitat for Humanity land acquisition	\$100,000	\$100,000			2012
Bear River Association of Governments						
	CDBG Administration & Planning	\$50,000	\$50,000			2012
	Housing Assistance	\$173,000	\$173,000			2012
	Special Planning & Economic Development	\$94,000	\$30,000		\$64,000	2012