

BEAR RIVER ASSOCIATION OF GOVERNMENTS
2010 Regional Consolidated Plan
2013 Annual Action Plan Update

April 10, 2013

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2010 BEAR RIVER REGION CONSOLIDATED PLAN
2013 Annual Action Plan Update

Table of Contents

SECTION 1. EXECUTIVE SUMMARY	1
A. Evaluation of Current Needs	1
B. Evaluation of Past Performances	3
C. Funding Priority Decision Making Process	5
D. Summary of Citizen Participation and Consultation	7
E. Priorities.....	7
1. Housing.....	7
2. Community Development	7
3. Economic Development	7
4. Summary of One-Year Performance Measures.....	8
SECTION 2. ANNUAL HOUSING AND HOMELESS NEEDS ASSESSMENT	9
A. Multi-Family Rental Housing, Public Housing & Other Uses.....	9
B. Single-Family Housing Needs & Analysis.....	9
C. Description & Status of Regional Homeless Coordinating Council	10
1. Continuum of Care Consistency Assessment	10
2. Needs Assessment.....	10
a. HUD Table 1A	13
3. Implementation Plan	17
D. Overall Housing Needs Assessment	17
E. Barriers to Affordable Housing	18
F. Special Needs Housing	21
G. Implementation Strategy	22
H. Lead-Based Paint Strategy	23
SECTION 3. ANNUAL NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ASSESSMENT	23
A. Community Development Status & Needs Assessment	23
B. Economic Development Needs Assessment	24
C. Energy Efficiency	27

D. Sustainability & Green Projects.....	28
E. HUD Section 3	28
SECTION 4. FOCUS COMMUNITIES/NEIGHBORHOODS NEEDS ASSESSMENT	29
A. Indicators.....	29
1. Housing Quality	29
2. Demographics.....	29
3. Infrastructure	31
B. Identification of Focus Communities by Self-Assessment of Community Development Infrastructure, Facilities, & Service Needs	31
C. Geographic Distribution Based on Need	31
D. Solution Strategy.....	32
E. Priority by Location or Type of Distress.....	32
SECTION 5. METHODS OF DISTRIBUTION.....	33
A. Program by Program Summary for All HUD Programs.....	33
B. Rating & Ranking Tied to Identified Need and Action Plan Content	36
C. Sources of Funding	36
D. Monitoring	37
SECTION 6. ANNUAL PERFORMANCE MEASURES	39
A. Summary of Annual Performance Measures	45
SECTION 7. PUBLIC INVOLVEMENT.....	46
A. Consultation	46
B. Public Input.....	46
1. Written Survey	47
2. Governing Board.....	52
3. Survey of Cities & Towns	53
4. 2007 Dan Jones Survey.....	53
5. Other Entitlements	53
6. CEDS Involvement	54

C. Coordination 54

 1. Private Sector Involvement 54

 2. Other Agencies 54

 3. General Public 55

APPENDICES 56

 A. Notice of Publication for Comment 57

 B. Regional Capital Improvements List 60

 C. BRAG Homeless Plan 66

 D. Rating & Ranking Criteria 80

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 2012 decreased an additional 23% in Box Elder County and 68% in Rich County over 2011 while Cache County building increased 17% over the same period. All counties are still considerably lower than the value of construction and number of permits issued compared to 2008. Foreclosure rates have significantly declined region-wide. In 2011, nearly 1 in every 100 homes in Box Elder County had received a foreclosure filing. That number decreased to 1 in every 826 homes for 2012. In Cache County, foreclosures dropped from near 1 in 600 in 2011 to 1 in 1,700 in 2012. Rich County foreclosures dropped from 1 in 200 in 2011 to 0 in 2012.

The number of families waiting for rental assistance through the regional housing authorities peaked at 980 during 2011, up from 650 in 2010. In 2012, services were provided to 850 families. As of March 2013, 663 families had received financial assistance and counseling. 751 families are currently awaiting assistance.

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. Box Elder and Cache Counties have also identified a moderate need for transitional housing for persons recently discharged from local correctional facilities.

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. To reflect these needs, the regional Community Investment Council has attempted to prioritize basic public infrastructure and emergency service projects in the CDBG Rating & Ranking process. The 2012 award cycle was able to fund two public projects including one culinary water system improvement and one transportation facility project. Other highly ranking projects included emergency shelter for victims of domestic violence, and activity that the regional investment council views to be related to emergency services and public safety. It is anticipated that the 2013 award cycle will similarly rank emergency services and public infrastructure projects at the highest-scoring projects.

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 2012, BRAG has provided planning and development technical assistance including planning for access to moderate income housing for local communities utilizing State of Utah Permanent Community Impact Fund Board (CIB) funds, and provides other planning technical assistance through the U.S. Department of Commerce, Economic Development Administration (EDA) 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. Prior to 2009, BRAG received regular CDBG assistance to provide loans to local businesses. These funds were then awarded to the Bear River Community Services Foundation, a non-profit program to provide select services to communities and individuals in the Bear River Region of northern Utah. Approximately \$270,000 still remain in Foundation accounts to provide financial assistance to local business that meet regional economic development priorities such as creating jobs that pay higher than 80% of the area median income. In 2009, approximately \$14,000 of funds programed for micro-loan assistance to entrepreneurs and small businesses was awarded to the Utah Micro-Enterprise Loan Fund, a non-profit economic development fund in Salt Lake City, with the understanding that the funds would be managed to provide economic opportunities for businesses in the Bear River Region. All loan repayments are reused to fund new projects.

BRAG also partners with the EDA to provide regional economic development strategic planning and coordination. 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 2012

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 22 homes in the Bear River Region excluding Logan City (CDBG)
- Logan City emergency repairs for 9 homes (Logan CDBG)
- Assisted 4 homeowners with water/wastewater systems (CDBG)
- Critical Needs Home Repair services have been discontinued (Critical Needs)
- 27 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)
- 27 families reside in affordable apartment complex in Tremonton (LIHTC)
- *HomeChoice* mortgage assistance program for disabled individuals has been contracted to a local non-profit organization (Fannie Mae)
- Performed 35 inspections for lead-based paint (CDBG)
- Completed 1 Major Home Repair project (HUD Home, Olene Walker)
- Provided transitional housing to 27 families (HUD Continuum of Care, Pamela Atkinson Homelessness Fund)
- Provided rental subsidies for 663 households through the Housing Choice Voucher Program (Section 8)
- Provided home ownership assistance for 10 families through the Housing Choice Voucher Program (Section 8)
- Provided one time rent assistance to prevent homelessness to 1,275 families (HUD Emergency Shelter Grant (ESG), FEMA Emergency Food and Shelter Program (EFSP), Federal Office of Community Services – Community Services Block Grant (CSBG))

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 2 communities update moderate income housing plans (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, nine new loans have been issued in the Bear River Region – four 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.

- 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
 - Development of regional quilting workshop and trade show to exhibit local crafts
- Established Cache Business Resource Center to assist emerging and established businesses (CDBG, EDA)
 - Business planning technical assistance
 - Financial advising and technical assistance
 - Training and professional development coordination
 - Helped establish 22 new business creating 31 new jobs
 - Served over 2,117 clients in 2012, 58% of which were LMI individuals
- Revolving Loan Fund (Bear River Community Services Foundation)
 - \$399,972 in financing to 5 businesses
- Business Expansion & Retention (EDA)
 - 3 part-time positions to perform business assessments
 - 346 businesses surveyed
 - 450 referrals to local government and non-profit service providers
 - \$22,150 in EDA investment grant to facilitate business assessments
 - \$24,000 in State Department of Workforce Services (DWS) investment

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

The *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 and energy efficiency improvements 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 22nd, 2013; consultation with service providers and 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 is completing a regional Comprehensive Economic Development Strategy (CEDS) for 2013 that will be 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 2013

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 5 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 \$426, Box Elder County is \$470 Rich County is \$872 while HUD's Fair Market Rent (FMR) for a two-bedroom unit in Cache County is \$622, Box Elder County is \$598, and Rich County is \$663 (HUD, July 2012). 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 \$498 in Cache and \$475 in Box Elder County. Vacancy rate is estimated to be approximately 14% 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 median sale price of homes for Cache County in 2011 was \$165,000, a 12.2% increase over 2010. The 4th Quarter of 2010 ended with home prices selling for \$199,842. Due to repercussions from layoffs at ATK and the relatively high county unemployment rate of 9%, the Brigham/Tremonton area (covering most of BE County) showed losses in home values with a 2011 yearly average of \$149,900. This was down 4.9% over 2010 prices. 4th Quarter 2010 figures dropped again to \$129,500. In comparison, regional monthly wages dropped from \$3,405, \$2,576, and \$1,958 in 2010 in Box Elder, Cache, and Rich Counties,

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

respectively, in 2011 to \$3,432, \$2,488, and \$1,681 according to Utah Department of Workforce Services. Only Box Elder County recorded an increase in monthly income at approximately 1% while Cache and Rich Counties' average household income fell by 3% and 14%, respectively. Decreased housing prices and slowed appreciation are being offset by lost jobs and wages.

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 fleeing 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.

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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: Correctional Facilities Discharge	4						

3. Implementation plan

CAPSA plans to add 4 units of rehabilitated transitional housing for victims of domestic violence in 2013. CDBG participation has been reviewed and is available pending the demonstration of progress for a previously funded phase of the project. The long term regional plan is to develop additional 24 transitional units for domestic violence victims and chronically homeless individuals by 2014. Additional transitional units for clients of Bear River Mental Health will also be necessary by 2014.

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.

Cache County is considering dedicating property in proximity to the County Correctional Facility to provide transitional housing for recently-discharged inmates. BRAG, Logan City CDBG, and other housing advocacy groups are negotiating possible assistance.

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. The results of the survey are useful in determining need for rehabilitation services

This information, now nine 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. CDBG and State of Utah participation will likely be necessary to update this information. BRAG also relies on on-site inspections performed by Housing Authority staff to gauge the quality of local housing stock. The Housing Authority will be a partner in further updates.

**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 1). 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.

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)

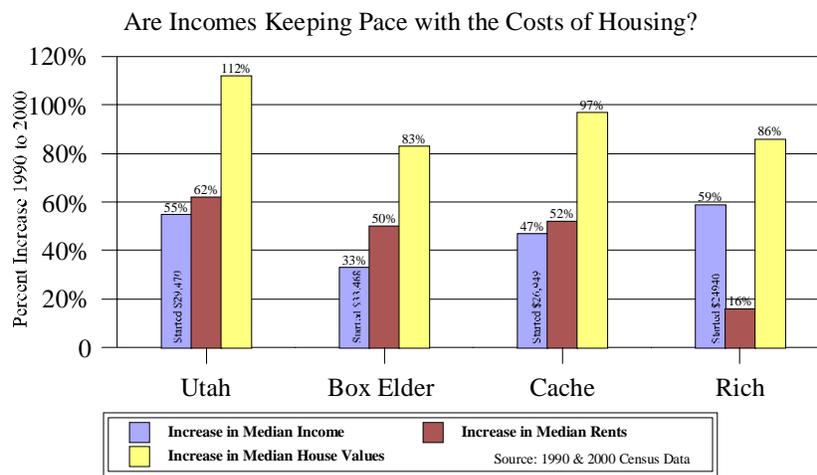
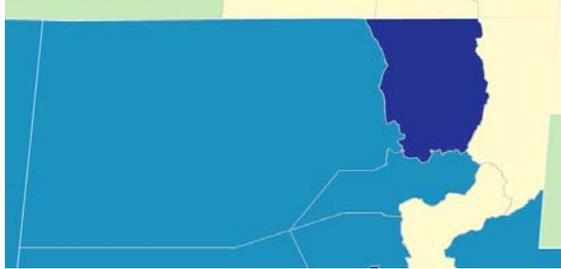


Figure 1. Increase in rents and house values compared to increases in incomes.

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/Equal Opportunity

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 begun an evaluation of possible regional impediments to fair housing. The public involvement process has revealed anecdotal instances of barriers, but not evidence of formal complaints or actions have been discovered.

Recently gathered public input suggests that race, religion, limited English proficiency 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.

BRAG has signed a Voluntary Compliance Agreement with HUD detailing specific steps to take that will help BRAG as an organization more effectively further access to housing programs.

Included in these steps are:

- Effective Communication Policy to ensure that communication with applicants, beneficiaries, and members of the public with disabilities is as effective as communication with others.
- Language Access Plan (LAP), preceded by a Four Factor Analysis of impediments to services for persons of Limited English Proficiency (LEP).
- Reasonable Accommodations Policy for all applicants, recipients, and members of the public
- Tracking and monitoring policies for documenting services to applicants, recipients, and participation of the general public

With assistance from State of Utah Community Development staff, BRAG is developing an analysis of need and services to address access to programs for LEP populations.

Furthermore, BRAG is implementing new monitoring and tracking mechanisms in all application materials to identify the racial, ethnic, and other demographic features of clients seeking services and general public participation.

BRAG has also contracted with a certified architectural firm with experience in Uniform Federal Access Standards (UFAS) to evaluate the BRAG physical facilities for barriers to accessibility. The architectural report on UFAS compliance is expected in the late Spring of 2013.

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 minority and particularly LEP 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. Additional outreach in 2013 will be necessary through the English Language Center and Northern Utah Hispanic Health Coalition. Coordination with Logan City Entitlement CDBG will also be important.

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 subsidized or otherwise affordable units are also in high demand.

G. Implementation strategy – 2013 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 to acquire property. CAPSA has applied for additional CDBG assistance to construct housing.

Child and Family Support Services of Cache Valley, a non-profit shelter organization, has also received 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					
2012	Third Quarter	16,194	1,201	\$2,715	\$131,869,147
2011	Annual	16,366	1,195	\$2,996	\$588,445,780
2010	Annual	17,102	1,206	\$3,432	\$704,425,804
Cache					
2012	Third Quarter	49,876	3,198	\$2,490	\$372,551,000
2011	Annual	50,369	3,205	\$2,533	\$1,531,301,121
2010	Annual	49,666	3,181	\$2,488	\$1,482,885,328
Rich					
2012	Third Quarter	818	113	\$1,725	\$4,238,183
2011	Annual	604	112	\$1,872	\$13,572,045
2010	Annual	631	117	\$1,958	\$14,834,029

Employment and Unemployment

The total civilian labor force for the Bear River region in September 2012 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.

February 2013

County	Labor force	Employed	Unemployed	Unemployment rate
Box Elder	20,105	18,870	1,235	6.1
Cache	60,571	58,082	2,489	4.1
Rich	1,165	1,113	52	4.5

Unemployment rate	2010	2012
Box Elder	9.3%	6.9%
Cache	5.7%	4.4%
Rich	5.9%	4.5%
Utah	8.0%	5.7%
United States	9.6%	7.7%

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 2009 and 2010 in Box Elder County, the region is beginning to recover from the effects of the Great Recession. Unemployment rates have fallen to 4.1% in Cache County, 6.1% in Box Elder County, and 4.5% in Rich County for late 2012.

The establishment of a Proctor and Gamble paper manufacturing plant and distribution center is providing some opportunity, but continued layoffs, particularly in the aerospace industry, continue to slow 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 facility 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 2,700 workers at its Promontory facility in Box Elder County. Regional recovery has been slow since unemployment peaked at nearly 10% in Box Elder County and 6% in Cache and Rich Counties in 2010.

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.

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.

BEAR RIVER COMMUNITY SERVICES FOUNDATION 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. This 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 2009, nine 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.

BUSINESS EXPANSION AND RETENTION

In September of 2011, BRAG and the Utah Department of Workforce Services initiated a “Business Expansion And Retention” or BEAR Program to identify obstacles to and opportunities for growth of local businesses, particularly in the 2-49 employees range. Utilizing part-time outreach specialists, individual businesses are visited and assessed using a simple survey too. The results of the survey allow partnered service providers such as the regional Business Resource Centers, technology colleges, and Chambers of Commerce to identify and provide needed services. Additionally, local governments are able to evaluate regulatory barriers to business growth. Information collected through the assessment is also entered into a database that will provide longitudinal analysis of the needs of local business communities. At the moment, Box Elder and Cache Counties are participating. Through 2012, the BEAR program has contacted 382 businesses, assisted in the creation of 78 new jobs, 342 retained jobs, and public investments of over \$180,000 in local businesses.

A second element of Business Expansion is underway in Box Elder and Cache Counties with a pilot project to establish an Economic Gardening Greenhouse. Four local businesses have been selected to participate in a market research project to encourage export of goods and services outside of the region. This growth in exporting is expected to result in additional jobs and increased wages in the two counties.

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.

ESG program currently has no energy efficiency standards.

BRAG will work with local agencies and grantees 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

As a sub-recipient of State and Small Cities CDBG funds, BRAG does not administer or monitor Section 3 compliance. The State of Utah administers all Section 3 compliance for projects in the BRAG region. Because the BRAG regional award is capped at \$100,000 and BRAG does not set aside funds in contracts exceeding \$200,000 Section 3 compliance is not required for most projects in the region.

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

Section 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.

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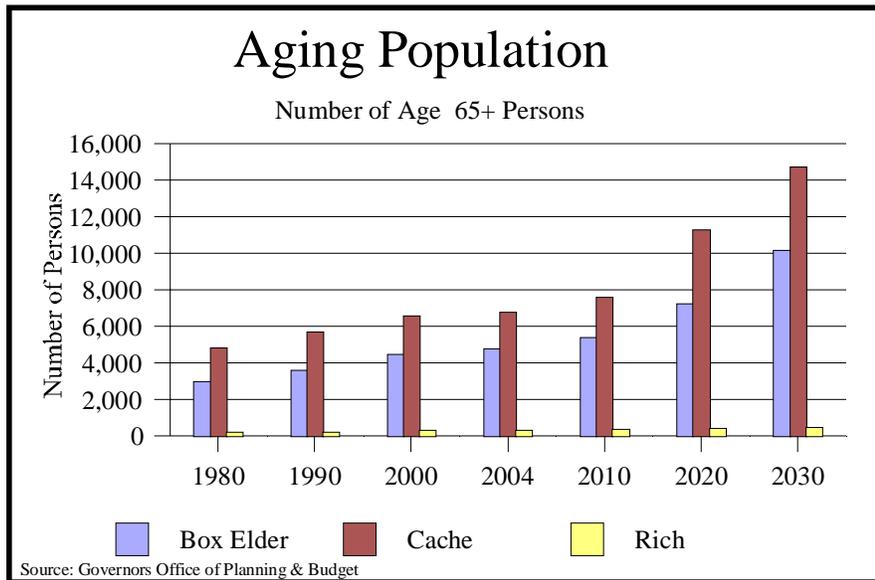
2. Demographics

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.



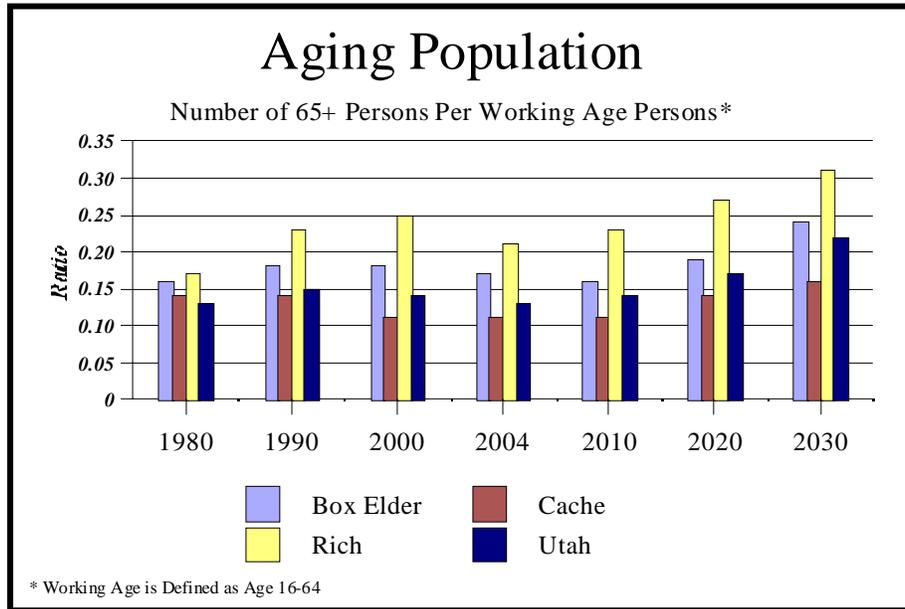


Figure 1. Elderly Population relative to working population within the three counties of the Bear River District

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, high unemployment and dropping wages have decreased capacity for home purchasing. The unemployment rate has also contributed to a higher-than average vacancy rate among units affordable to even the lowest income brackets.

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
2013 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	2012 Actual Output	2013 Expected Output
Number of households benefiting	210	208	180
Number of LMI households	210	208	180
Number of persons benefiting	630	624	540
Number of LMI persons	630	624	540

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	2012 Actual Output	2013 Expected Output
Number of households benefiting	2500	741	710
Number of LMI households	2500	741	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	2012 Actual Output	2013 Expected Output
Number of households benefiting	150	20	20
Number of LMI households	150	20	20

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	2012 Actual Output	2013 Expected Output
Number of households benefiting	8	8	8
Number of LMI households	8	8	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	2012 Actual Output	2013 Expected Output
Number of households benefiting	24	32	24
Number of LMI households	24	32	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	2012 Actual Output	2013 Expected Output
Number of households benefiting	300	43	45
Number of LMI households	300	43	45

Program: Housing Rehabilitation – CDBG, HUD Home, Olene Walker			
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	2012 Actual Output	2013 Expected Output
Number of households benefiting	25	18	15
Number of LMI households	25	18	15

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	2012 Actual Output	2013 Expected Output
Number of households benefiting	30	3	3
Number of LMI households	30	3	3

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	2012 Actual Output	2013 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	2012 Actual Output	2013 Expected Output
Number of households benefiting	210	12	10
Number of LMI households	210	12	10

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	2012 Actual Output	2013 Expected Output
Number of households benefiting	75	18	8
Number of LMI households	75	18	8

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	2012 Actual Output	2013 Expected Output
Number of persons benefiting	2000	300	500
Number of LMI persons benefiting	1000	182	300

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	2012 Actual Output	2013 Expected Output
Persons Benefiting	1000	800	700
LMI Persons Benefiting	750	480	420

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	2012 Actual Output	2013 Expected Output
Persons Benefiting	Part of above table	142	150
LMI Persons Benefiting	Part of above table	142	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	2012 Actual Output	2013 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	2012 Actual Output	2013 Expected Output
Businesses Benefiting	186	16	21
Persons Benefiting	170	45	63
LMI Persons Benefiting	146	25	35

SUMMARY OF 2013 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, provide for emergency services and public safety, rehabilitate owner occupied housing, 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 February 6th, 2013 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 issue of prioritization of full-time university and technical school students in the Housing Choice Voucher Program was discussed. The majority of those in attendance favored that prioritization method. Additionally, the issue of transference of credits from the Bear River Regional Housing Authority to another housing authority in the U.S. was criticized. Local residents felt that priority should be given to existing residents with long-term commitment to stay in the area and contribute to the local communities over residents looking to earn the Housing Choice Voucher and then relocate to a different part of the country. Finally, a brief survey of issues regarding Fair Housing was conducted. Of those in attendance, the anecdotal instances of housing discrimination were directed at persons of limited English proficiency and single parents with children. The Committee members were directed to contact the Housing Authority if they felt discriminated against. The next Resident Advisory Committee will meet in January of 2014 and provide additional opportunities to explore barriers to housing.

BRAG conducted a public hearing on November 27th, 2012 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 2013 Annual Action Plan Update to the 2010 Consolidated Plan was opened on February 26th, 2013. Comments were accepted until March 28th, 2013. The public comment period was noticed in all four newspapers of general circulation in the region. Copies of the Consolidated Plan were made available on the BRAG website. No comments were received.

In Calendar Year 2012, BRAG has worked regularly with the English Language Learning Center in Logan and the Northern Utah Hispanic Health Coalition to promote BRAG services including access to CDBG, Weatherization, LIHEAP assistance, and Aging Services. Through 2013, additional outreach and public comment will be gathered from Latino and other non-English-speaking communities in the Region, particularly Southeast Asian refugees relocating to Cache County.

1. Written Survey

Beginning March 11, 2013, survey forms were distributed to various agencies serving low income individuals/families in Cache, Box Elder and Rich counties. The agencies were asked to invite clients to complete the survey. The purpose of the survey was to gain a better understanding of the perceived needs in our communities from the service recipients. Participating agencies included **Cache County**: Bear River Association of Governments (BRAG), CAPSA, Family Information and Resource Center, LDS Employment, WIC (Bear River Health Department), Division of Vocational Rehabilitation Services, Child and Family Support Center; **Box Elder**: Bear River Association of Governments (BRAG), Box Elder Food Pantry, Box Elder Family Support Center, Division of Vocational Rehabilitation Services, New Hope Crisis (Domestic Violence Services and Shelter), Tremonton Food Pantry; **Rich County**: Randolph Senior Citizen Center and Texaco Convenience Store (Garden City). After three weeks in distribution, BRAG collected 257 completed surveys.

The following information reflects the questions posed in the survey and the top three or four response choices for each category:

#1 – What do you feel are the primary employment issues in your county?

- Not enough good paying jobs with benefits (26%)
- Unable to find jobs in the area (19%)
- Wages are too low (16%)

#2 – What do you feel are the primary education issues in your county?

- Cost of tuition (30%)
- Lack of dropout prevention for youth (18%)
- Lack of college education (11%)
- Lack of vocational training (11%)

#3 – What do you feel are the primary housing issues in your county?

- Lack of affordable rental housing (22%)
- Utility costs too high (17%)
- High cost of home ownership (17%)
- Families/friends “doubling up” because can’t afford own housing (13%)

#4 – What do you feel are the primary nutrition issues in your county?

- High cost of healthy foods (33%)
- Not enough income to cover food costs (32%)
- Lack of knowledge on healthy food choices (16%)

#5 – What do you feel are the primary income issues in your county?

- Difficulty with money management/budgeting (31%)
- Lack of knowledge about addressing credit issues (17%)
- Lack of interest in making appropriate use of income (17%)

#6 – What do you feel are the primary transportation issues in your county?

- Cost of gasoline (33%)
- Cost of owning and operating a vehicle (25%)
- Lack of credit to buy a vehicle (17%)

#7 – What do you feel are the primary health care issues in your county?

- Costs too much (36%)
- No insurance (33%)
- Doctors will not accept Medicaid (12%)

#8 – What do you feel are the primary youth issues in your county?

- Bullying (13%)
- Stress (11%)
- Teen pregnancy (9%)

#9 – Are there unmet needs for child care services in your county?

- Yes (60%)
- No (40%)

#10 – If yes was answered to question #9, what do you believe the primary barriers to obtaining child care services are?

- Cost (35%)
- Quality of providers (15%)
- Time service is available (14%)
- Not enough providers (11%)

#11 – What are the most important unmet children's needs in your county?

- Child care is unaffordable (17%)
- Parents need more knowledge how to parent (17%)
- Lack of after-school programs (13%)

#12 – What do you think are the main issues facing families in your county?

- Not enough affordable housing (15%)
- Not enough medical coverage (14%)
- Make too much to receive public assistance but still need assistance (13%)
- Unhealthy lifestyles (11%)

#13 – What do you think are the main areas that need more attention?

- Employment (26%)
- Income (16%)
- Housing (15%)
- Health Care (12%)

#14 – What do you believe are the main factors leading to drug use in your county?

- Easy access to drugs (18%)
- Peer pressure (18%)
- Drug exposure (abuse by other family members) (15%)
- Lack of supervision (14%)
- Self medicating (14%)

#15 – Have you had a need go unmet in the last year?

- Yes (52%)
- No (48%)

#16 – If you answered yes to Question #15, what needs went unmet?

- Not covered by health insurance (25%)
- Lack of mental health services (21%)
- Lack of income for prescription drugs (16%)
- Lack of food (13%)

#17 – Have you ever used 211 telephone information line?

- Yes (18%)
- No (46%)
- Not aware of 211 (36%)

#18 – Which county do you live in?

- Cache (53%)

- Box Elder (40%)
- Rich (7%)

#19 – Age bracket

- 17 or younger (1%)
- 18-23 (9%)
- 24-44 (40%)
- 45-54 (20%)
- 55-69 (18%)
- 70+ (12%)

#20 – Gender

- Male (20%)
- Female (80%)

#21 – Race

- Hispanic or Latino (15%)
- Not Hispanic or Latino (85%)

#22 – Ethnicity

- American Indian or Alaska Native (2%)
- Asian (2%)
- Black or African American (1%)
- White (93%)
- American Indian or Alaska Native and White (1%)
- Asian and White (1%)

#23 – Household Type

- Two parent (39%)
- Single parent – male (2%)
- Single parent – female (21%)
- Grandparent raising grandchildren (2%)
- Couple – No children at home (12%)
- Single Person (20%)
- Step Family (4%)

#24 – How many people live in your household?

- Self (22%)
- Two (24%)
- Three (18%)
- Four (15%)
- Five (10%)
- Six (6%)
- Seven (3%)
- Eight (2%)

#25 – Total household income

- \$0-\$10,000 (28%)
- \$10,000-\$20,000 (23%)
- \$20,000-\$30,000 (19%)
- \$30,000-\$40,000 (10%)
- \$40,000-\$50,000 (7%)
- \$50,000 and over (13%)

#26 – Total household income – 3 years ago

- \$0-\$10,000 (25%)
- \$10,000-\$20,000 (21%)
- \$20,000-\$30,000 (22%)
- \$30,000-\$40,000 (8%)
- \$40,000-\$50,000 (9%)
- \$50,000 and over (15%)

#27 – Sources of income

- Employment (47%)
- Unemployment (3%)
- Temporary Job (4%)
- Social Security (18%)
- Social Security Disability (8%)

- Child Support (4%)
- Alimony (1%)
- Pension (4%)
- Cash Assistance (2%)
- Self Employment (5%)

#28 – Highest level of education

- Elementary School (2%)
- Middle/Junior High School (3%)
- High School/GED (32%)
- Trade School (7%)
- Some College (23%)
- Associates Degree (8%)
- Bachelors Degree (15%)
- Graduate/Professional Degree (10%)

2. 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.

3. Survey of Cities and Towns

In 2010, 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.

4. 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.

5. 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.

6. 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 24, 2012 and March 29, 2013 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 2013 Annual Action plan include:

1. Private Sector representation on advisory committees

Zions Bank
Sunshine Terrace Adult Living Center
Life Span Mental Health Services
Box Elder Family Support Center

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 2013 Action Plan were collected between February 26th, 2013 and March 26th, 2013 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 2013 Consolidated Plan drafts have been available at the BRAG office and on the internet at www.brag.utah.gov. No public comments were received.

Appendix A

Proof of Publication of Notice

BOX ELDER NEWS JOURNAL PROOF OF PUBLICATION

State of Utah
Box Elder County

**Bear River District Consolidated Plan
2013 Annual Action Plan**
Bear River Association of Governments has updated the regional Consolidated Plan 2013 Annual Action Plan for Box Elder, Cache & Rich Counties Utah as required by the U.S. Department of Housing and Urban Development (HUD) and State of Utah Permanent Community Impact Fund Board (CIB). The Consolidated Plan examines needs and proposes priorities for public expenditures related to providing safe and affordable housing, providing for suitable living environments and promoting economic development opportunities. A draft copy of the plan is available for public review and comment at BRAG,

170 N. Main, Logan, Utah, or on the Internet at www.brag.utah.gov. Comments will be accepted February 26, 2013 through March 28, 2013. Contact Brian Carver at 435-752-7242 or brianc@brag.utah.gov

February-20-c

I, Casey Claybaugh, being first duly sworn depose and say that I am the Publisher of the Box Elder News Journal, a newspaper of general circulation, published every Wednesday in Brigham City, Utah, County of Box Elder; that the notice
BRAG

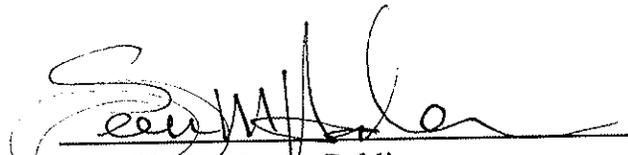
2013 Consolidate Plan

of which a copy is hereto attached, was published in said newspaper, the first publication having been made on the 20th day of February, 2013, and the last on the 20th day of February, 2013; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.


Casey Claybaugh, Publisher

Subscribed and sworn before me this
20th day of February, 2013.


Sean Hales, Notary Public
Residence: Brigham City, Utah
My commission expires August 25, 2014



Civil
PROOF OF PUBLICATION

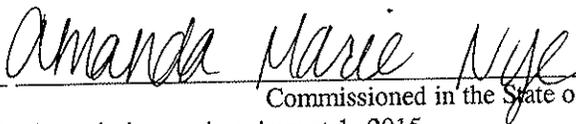
STATE OF UTAH
COUNTY OF CACHE, ss

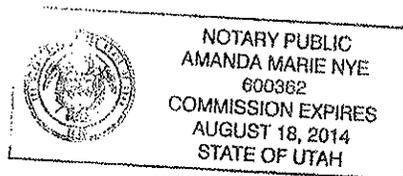
On this 18th day of February , A.D. 2013 personally appeared before me Monica Christensen who being first being duly sworn, deposes and says that she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 1 issue(s) and that said notice also published on utahlegals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
02/17/2013

 _____, Assistant to the Finance Director

Subscribed and sworn to before me on this 18th day of February , A.D. 2013

 _____, Notary Public
Commissioned in the State of Utah
My Commission expires August 1, 2015



**BEAR RIVER DISTRICT CONSOLIDATED PLAN
2013 ANNUAL ACTION PLAN**

Bear River Association of Governments has updated the regional Consolidated Plan 2013 Annual Action Plan for Box Elder, Cache & Rich Counties Utah as required by the U.S. Department of Housing and Urban Development (HUD) and State of Utah Permanent Community Impact Fund Board (CIB). The Consolidated Plan examines needs and proposes priorities for public expenditures related to providing safe and affordable housing, providing for suitable living environments and promoting economic development opportunities. A draft copy of the plan is available for public review and comment at BRAG, 170 N. Main, Logan, Utah, or on the Internet at www.brag.utah.gov. Comments will be accepted February 26, 2013 through March 28, 2013. Contact Brian Carver at 435-752-7242 or brianc@brag.utah.gov

Publication dates: February 17, 2013

AFFIDAVIT OF PUBLICATION

No 3296

The Leader-Garland Times

STATE OF UTAH }
 } ss.
County of Box Elder

I, Jodie Valdez
being first duly sworn, depose and say The Leader,
a weekly newspaper of general circulation,
published once each week, at Tremonton, Utah;
that the foregoing notice was published in said
newspaper for (1) one consecutive
weeks, the first publication having been made on
the 20 day of February,
2013, and the last publication on the 20
day of February, 20 13. That said
notice was published in the regular and entire issue
of every number of paper during the period and
times of publication, and the same was published in
the newspaper proper and not in the supplement.

PUBLIC NOTICE
Bear River District Consoli-
dated Plan 2013 Annual
Action Plan
Bear River Association of
Governments has updated
the regional Consolidated
Plan 2013 Annual Action
Plan for Box Elder, Cache &
Rich Counties Utah as
required by the U.S. Depart-
ment of Housing and Urban
Development (HUD) and
State of Utah Permanent
Community Impact Fund
Board (CIB). The Consoli-
dated Plan examines needs
and proposes priorities for
public expenditures related
to providing safe and afford-
able housing, providing for
suitable living environments
and promoting economic
development opportunities.
A draft copy of the plan is
available for public review
and comment at BRAG, 170

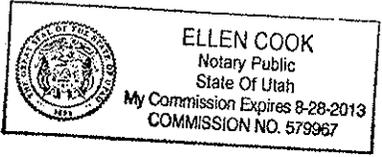
N. Main, Logan, Utah, or on
the Internet at [www.brag.
utah.gov](http://www.brag.utah.gov).
Comments will be accept-
ed February 26, 2013
through March 28, 2013.
Contact Brian Carver at
435-752-7242 or brianc@brag.utah.gov
Published in the Leader
on February 20, 2013.

Jodie Valdez
Signature of person preparing proof of publication

*This Public Notice is also published online at utahlegals.com,
according to Section 45-1-101, Utah Code Annotated, beginning
on the first date of publication and for at least 30 days thereafter.*

Subscribed and sworn to before me this 20th
day of February, 20 13.

Ellen Cook Notary Public



Pub Fee \$46.00

Appendix B

Regional Capital Improvements List

Bear River Regional 2013 Consolidated Capital Improvements List Supplemental

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB Amount	Other Funds	CIB Submission Date
Box Elder County						
	Neighborhood Non-profit Housing Corporation land acquisition	\$100,000	\$100,000			2013
Cache County						
	Community Nursing Services	\$32,000	\$32,000			2013
Corinne City						
	Storm Drain Design/Development	\$250,000				2014
	Fire Department Expansion	\$250,000				2014
	Sewer Lagoon Expansion	\$2,500,000				2017
	Flack Park Development Phase I	\$200,000				2016
	Well Development	\$1,800,000				2020
	Secondary Water Development	\$800,000				2022
	Flack Park Development Phase II	\$330,000				2023
Richmond						
	Water System Improvements	\$2,800,000		\$1,800,000		2015
South Willard Water District						
	Water System Expansion Planning	\$75,000		\$37,500	\$37,500	
Laketown						
	Pave 100 West	\$150,000			\$150,000	
	2 nd Water Source	\$500,000	\$100,000		\$400,000	2015
	Fitness Center	\$120,000	\$80,000		\$40,000	2016
	Equestrian Indoor Facility	\$180,000	\$100,000		\$80,000	2017

Snowville Town						
	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			
	Senior Center Parking Improvements	\$100,000	\$100,000		80,000	2013
Tremonton City						
	Senior Center Parking Lot Improvements	\$100,000	\$100,000			2013
	Fog Coat Jeanie Stevens Parking Lot & Trail	\$35,000			\$35,000	2014
	480 West improvements	\$80,000			\$80,000	2014
	Air Quality Projects	\$40,000			\$40,000	2014
	Road Reconstruction	\$273,567			\$273,567	2014
	Road Seal & Fog Coat	\$284,090			\$284,090	2014
	Road Reconstruction	\$230,452			\$230,452	2015
	Road Seal & Fog Coat	\$246,954			\$246,954	2015
	24" Water Main 1000 N	\$400,000			\$400,000	2015
	Upsize Pump Lines	\$250,000			\$250,000	2015
	Upsize Main St. Sewer	\$325,000			\$325,000	2015
	Wastewater Treatment Improvements	\$300,000			\$300,000	2015
	Wastewater Compost Improvements	\$150,000			\$150,000	2015
	1200 S Reconstruction	\$257,500			\$257,500	2015
	1000 N Widening & Drainage	\$4,500,000			\$4,500,000	2016

	Malad River Trail/Nature Park	\$250,000			\$250,000	2016
	Main Street Improvements	\$250,000			\$250,000	2016
	Reconstruction of North Park Irrigation System	\$20,000			\$20,000	2016
	Public Safety Radios	\$120,000			\$120,000	2016
	Parks Dept. Garage	\$30,000			\$30,000	2016
	North Park Chain Link Backstop & Fencing	\$30,000			\$30,000	2016
	Fire Station No. 1 Painting	\$10,000			\$10,000	2016
	Road Reconstruction	\$238,050			\$238,050	2016
	2.6 Million Gallon Water Tank	\$1,000,000			\$1,000,000	2017
	Fire Station No. 2 Phase 1	\$500,000			\$500,000	2017
	Upsize Main St. Water	\$300,000			\$300,000	2017
	Upsize 1000 N Water	\$275,000			\$275,000	2017
	Upsize 1000 W Sewer	\$675,000			\$675,000	2017
	Upsize Sewer Main from Garland	\$1,200,000			\$1,200,000	2017
	1000 West Widening	\$1,500,000			\$1,500,000	2017
	City Hall Remodel	\$300,000			\$300,000	2017
Garden City						
	Bear Lake Cache Valley Community Health Services	\$34,050	\$34,050			2013
Garland City						
	Boys & Girls Club of Northern Utah land building remodel	\$350,000	\$100,000		\$250,000	2013
	City Office parking lot improvements	\$100,000	\$100,000			2013
Howell Town						
	Water system improvements	\$180,000	\$100,000		\$80,000	2013
Hyrum City						
	CAPSA transitional housing	\$480,000	\$100,000		\$380,000	2013

Paradise Town						
	250,000 gallon water storage tank	\$246,250			\$246,250	2014
	Soccer/Equestrian Park Utilities/restroom facilities	\$125,000			\$125,000	2014
	Soccer/Equestrian Park roadways and parking	\$100,000			\$100,000	2014
	Widen/Replace canal bridge and intersection at 300East and 9300 South	\$50,000			\$50,000	2014
	Pavilions and walking trails at new park	\$100,000			\$100,000	2015
	300 West and 9300 south waterline to complete loop	\$20,000			\$20,000	2015
	Eliminate dead end pipes at 8700 and 9100 south at highway crossing by extending and connecting	\$12,000			\$12,000	2015
	Complete water line at 8900 S from Bridger to across canal and tie into newer line	\$18,000			\$18,000	2015
	Raise well head at park well to suggested standards and re-enclose	\$100,000			\$100,000	2015
	Widen bridges at 9000 and 8900 South at Paradise Canal to meet road width safety standards	\$70,000			\$70,000	2015
	Widen bridge and enclose canal at 9200 south between 200 and 150 west	\$100,000			\$100,000	2015
	Extent water line between 8800 and 8900 South along Bridger	\$21,000			\$21,000	2015

	Pave 200 East between 8900 and 9000 South	\$30,000			\$30,000	2015
	Complete pavement between 9250 and 9300 South, 300 West	\$15,000			\$15,000	2015
	Pave 8900 South between 100 and 200 East	\$35,000			\$35,000	2015
	Extend water line between 100 and 200 west on 8800 South to close loop	\$20,000			\$20,000	2013
Perry City						
	900 West Street Improvements	\$311,725	\$100,000		\$211,725	2013
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

Appendix C

BRAG Homeless Plan

Plan to End Chronic Homelessness in the BRAG Area by 2014

Vision: Everyone has access to safe, decent, affordable housing with the needed resources and supports for self-sufficiency and well-being.

BACKGROUND

Homeless in America

Tonight 750,000 people will be homeless in America. It is estimated as many as 3.5 million or about 1% of all Americans, will experience some degree of homelessness during the year.

Who are the homeless Americans? According to the National Alliance to End Homelessness (NAEH), close to 59% of the homeless identified by the 2005 national count were individuals and 41% were persons in families with children. Over the course of a full year, however, about half of the people who experience homelessness live in family units and 38% of the homeless each year are children. There are also single homeless people who are not adults — runaway and “throwaway” youth. The size of this group has not been measured and is often not included in counts of homeless people.¹

To be homeless is to be without a permanent place to live that is fit for human habitation. The Department of Housing and Urban Development (HUD) has defined the following categories of homelessness:

- **Temporary:** Those that stay in the shelter system for brief periods and do not return. This group comprises about 88% of the homeless population, and according to national research, consume about 50% of the resources devoted to support the homeless.
- **Chronic:** Those unaccompanied individuals with a disabling condition who have been homeless for a year or more, or have experienced at least four episodes of homelessness within three years. This group represents about 12% and consumes up to 50% of the resources supporting the homeless.

Chronically homeless Americans are 75% male, at least 40% are African-American and over one-third are veterans.² This group is burdened with significant issues: 40% have substance abuse disorders, 25% have severe physical disabilities and 20% have serious mental illness. According to the Department of Health and Human Services (HHS), chronic homelessness is associated with extreme poverty, poor job skills, lack of education, and serious health conditions, such as mental illness and chemical dependency.

Homeless in Utah

Tonight nearly 3,000 people will be homeless in Utah and close to 14,000 will experience homelessness sometime this year. Ninety percent of the homeless are along the Wasatch Front with the greatest concentrations in Salt Lake and Weber counties. The remaining 10% are in the rural areas. No longer are Utah’s homeless mostly transient. As many as 85% are Utah residents. Additionally, although not homeless by HUD’s definition, many individuals and families are doubling-up, resulting in a substandard living environment.

¹ National Alliance to End Homelessness. 2000. *A Plan, Not a Dream: How to End Homelessness in Ten Years*.

² Department of Veterans Affairs Fact Sheet, January 2003

Utah conducts an annual **Point-in-Time Count** (including a “street count”) of homeless persons the last week of January. The most recent count, conducted January 23, 2007, found and identified 2,853 homeless persons statewide. Statistical projection models estimate that Utah can expect that 13,773 people will have at least a short period of homelessness during the year.

The 2007 homeless count shows Utah has a slightly lower percentage (35.1%) of homeless persons in families than nationally (41%). Of the 2,853 homeless, 765 were classified as chronically homeless. Although HUD does not include long-term homeless families in their definition of chronic homelessness, Utah will be including chronically homeless families in placement into housing. Nationally, the chronically homeless are about 12% of the homeless population and consume 50% of the resources provided the homeless. This has been confirmed in Utah. The Road Home, the State's largest homeless shelter, located in Salt Lake City, recently conducted a five-year analysis of shelter bed usage. They found the high users of the shelter are consistent with results from national studies. Between July 1, 2002 and June 30, 2007, there were 1,047,645 shelter nights provided to 12,286 unduplicated individuals. Of the 12,286, 1,675 or 14%, used 664,214 shelter nights, or 63% of the facility's services.

This plan will reference an Annualized Baseline of the last three annual counts, which were all conducted using the same methodology, in order to reduce the impact of measurement error in any one count. This plan will measure progress of strategic initiatives against the following three-year Annualized Baseline of the Point-in-Time Counts for 2005–2007:

Statewide Homeless Point-in-Time Counts*
(2005 - 2007 Annualized Baseline)

	2005		2006		2007		Point-in-Time Count Ave 2005 - 2007		3 Year Annualized Baseline	
	#	%	#	%	#	%	#	%	#	%
Individuals	1,621	59.2%	2,035	62.5%	1,816	63.7%	1,858	62.3%	8,149	59.2%
Persons in Families	1,113	40.7%	1,182	36.3%	1,000	35.1%	1,100	36.8%	5,494	39.9%
Unaccompanied Children	4	0.1%	38	1.2%	37	1.3%	26	0.9%	130	0.9%
Total Homeless	2,738	100%	3,255	100%	2,853	100%	2,984	100%	13,773	100%
Total Chronic Homeless	966	35.3%	957	29.4%	765	26.8%	918	30.8%	1,840	13.4%

*See Attachment I

Homeless in the BRAG Area

The Bear River Association of Governments (BRAG) Area participates in the annual Utah **Point-in-Time Count** (including a “street count”) of homeless persons. The most recent three counts, conducted 2005-2007, identified an average of 47 homeless persons in the BRAG Area, including 6 (12.1%) chronically homeless. The State Plan references an Annualized Baseline of the last three counts. This plan will measure progress of strategic initiatives against the following three-year Annualized Baseline of the BRAG Area Point-in-Time Counts for 2005–2007:

BRAG
Homeless Point-in-Time Counts*
(2005 - 2007 Annualized Baseline)

	2005		2006		2007		Point-in-Time Count Ave 2005 - 2007		3 Year Annualized Baseline	
Individuals	9	30.0%	16	27.6%	7	13.2%	11	22.7%	46	20.4%
Persons in Families	21	70.0%	42	72.4%	46	86.8%	36	77.3%	180	79.6%
Unaccompanied Children	0	0.0%	0	0%	0	0.0%	0	0.0%	0	0.0%
Total Homeless	30	100%	58	100%	53	100%	47	100%	226	100%
Total Chronic Homeless	4	13.3%	12	20.7%	1	1.9%	6	12.1%	12	5.3%

*See Attachment I

HISTORICAL RESPONSE

State of Utah

The homeless shelter and services system in Utah has evolved over the past two decades to address the changing homeless population. Presently, there are approximately 3,248 temporary shelter beds in Utah within a range of service models (see Attachment II). This system stretches from short-term emergency shelter facilities to transitional housing for both individuals and families that allow longer lengths of stay (some up to two years) in a services-enriched environment.³

The impetus for creating the present shelter service models has been threefold. First, it derived in part from the dramatic influx of families into the system that began in the late 1980's. As single, female-headed households increased as a percentage of the homeless, it was apparent that children, in particular, were ill suited to spend 12 hours each day on city streets. In response, providers developed family shelter units and other transitional housing programs. Secondly, this shift in service philosophy reflected a growing awareness of the cyclical nature of homelessness for many who experience it. The fact that many who became homeless were experiencing repeated and prolonged episodes of homelessness suggested that the basic needs approach, while effective at protecting people from the troubles of street life, were insufficient to move people beyond homelessness. Finally, recognizing that homeless face obstacles to accessing mainstream resources, homeless service providers responded by providing an increasing range of direct services such as mental health and on-site substance abuse intervention.

Over time, in the absence of responsive, affordable, permanent supportive housing alternatives, this approach expanded to include a residential service model designed to equip homeless households with the skills and resources needed to succeed in permanent housing. This has culminated in the evolution of a tiered system of care that moves those who are homeless through a succession of shelter programs designed to graduate them to permanent housing and self-sufficiency (see Attachment III).

While this approach may be logical on its face, it has ultimately proven ineffective for a variety of reasons. A shelter-based response that aims to "fix" the individual factors contributing to a

³ From the State's 2007 three Continuum of Care submissions

household's homelessness does little to address the larger structural causes of homelessness. Moreover, many of the problems faced by deeply impoverished households, such as lack of education and marketable skills, histories of trauma and domestic abuse, and serious disabilities, are not resolved in such a short time period and to the degree that would enable them to succeed in the competitive private housing market. Thus, many remain in the homeless service system for long periods of time, or leave only to return. To compound this issue, the services and supports tied to shelters significantly diminish, or end, once the resident leaves the shelter. At the same time that shelter programs have become more service-intensive, they have frequently adopted more demanding eligibility criteria and strict program rules that have often effectively barred those households with the greatest needs.

BRAG Area

The Bear River Region does not have a looming homeless problem. There is no visible "skid row" anywhere in the Region. Casual observers might claim this is due to an inhospitable winter climate or the current implementation of "bus therapy" sending transients to Ogden, Salt Lake City, or Pocatello.

Utah's present system and resources have proven inadequate to the challenge of significantly reducing, let alone ending, chronic homelessness. A new approach is needed.

COSTS OF HOMELESSNESS

Cost to Communities

People experiencing chronic homelessness not only suffer as individuals, communities suffer as well. Placement of homeless people in shelters, while not the most desirable course, at least appears to be the least expensive way of meeting basic needs. Research shows, however, this is not the most effective approach and the hidden costs of homelessness can be quite high, particularly for those with chronic physical or mental illness. Because they have no regular address, the homeless face serious barriers accessing mainstream service systems and resort to a variety of very expensive public systems and crisis services.⁴

- **Emergency Shelter:** Emergency shelter generally works well for the temporarily homeless in assisting them to stabilize and move into transitional and permanent housing. The 12% of homeless who are chronically homeless will use over 50% of the emergency shelter services.
- **Health and Medical Care:** Homelessness both results from and causes severe physical and mental health problems. Homeless people are far more likely to rely on costly services such as emergency rooms and inappropriate inpatient stays.
- **Incarceration:** Homeless spend significant time in jail or prison, often for petty offenses such as loitering. Frequently, the penal system is used as emergency shelter for the chronically homeless. This is significantly more expensive than other, more appropriate shelter.

The cost of chronic homelessness is most acutely felt by the overburdened health and mental health systems. A recent study found that hospitalized homeless people stay an average of more

⁴ National Alliance to End Homelessness. 2000. *A Plan, Not a Dream: How to End Homelessness in Ten Years*.

than four days longer than other inpatients, and that almost half of medical hospitalizations of homeless people were directly attributable to their homeless condition and therefore preventable.⁵ Recent studies have also found that homeless persons are three times more likely to use hospital emergency rooms than the general population, and are higher users of emergency department services because of their poor health, elevated rates of injuries and difficulty obtaining standard physician office care for non-emergency conditions.⁶ A San Francisco study found that placing homeless people in supportive housing reduced their emergency room visits by more than half.⁷ And, in 2006 the Denver Housing First Collaborative (DHFC) published a study of chronically homeless individuals, comparing costs of services for two years before and after placement in permanent supportive housing. DHFC found that emergency room costs were reduced 34.4% and inpatient nights declined 80%. Incarceration days and costs were reduced 76%. The total average cost-savings per individual was \$31,545. After deducting the cost for providing permanent supportive housing, Denver realized a net cost-savings of \$4,745 per person.⁸

Clearly, getting the chronically homeless, those that live in shelters and on the streets for long periods, into housing will make a significant impact in the process of reducing homelessness in America.⁹

Cost to Utah

Preliminary studies of homelessness costs to Utah communities indicate that providing permanent supportive housing is significantly less expensive than the present approach. Based on information from The Road Home, the annual costs for a person in permanent supportive housing is about \$6,504. This compares with annual costs of \$7,165 for shelter (including case management) at The Road Home, \$23,608 in the State prisons, \$26,736 in the Salt Lake County Jail, and \$166,000 in the State Mental Hospital (see Attachment IV). In Utah, inpatient psychiatric care charges average \$455 a day.¹⁰ Medicaid pays an average of \$2,800 per day for medical hospitalizations (with an average stay of 3.9 days) and pays emergency room an average \$648 per episode.¹¹

Cost to the BRAG Area

Currently the cost to shelter someone at CAPSA (DV Shelter) is \$15,500 for 4 months. Based on information from the Pilot Project which helps homeless people fleeing domestic violence, the average cost to get people into permanent housing is \$5142.00 per family or individual. This includes case management costs. The average time families are on program is 4.6 months. All areas of self-sufficiency improved during that time.

TEN-YEAR PLANNING EFFORT

Ten-year Challenge

Addressing the issue of chronic homelessness is a national effort. In 2000, the National Alliance to End Homelessness issued a national challenge in *A Plan, Not a Dream: How to End Homelessness in Ten Years*. The following year, HUD Secretary Martinez endorsed the goal of

⁵ Sharon A. Salit, M.A., et al., "Hospitalization Costs Associated with Homelessness in New York City," *New England Journal of Medicine*, Vol. 338:1734-1740, #24, June 1998.

⁶ Kushel MB, Vittinghoff E, Haas JS. Factors associated with the health care utilization of homeless persons. *JAMA*. 2001;285:200-206.

⁷ Tony Proscio. *Supportive Housing and its Impact on the Public Health Crisis of Homelessness*, California, 2000.

⁸ Denver Housing First Collaborative. *Cost Benefit Analysis and Program Outcomes Report*. December 2006.

⁹ National Alliance to End Homelessness. 2000. *A Plan, Not a Dream: How to End Homelessness in Ten Years*.

¹⁰ Utah Division of Substance Abuse and Mental Health, personal correspondence.

¹¹ Utah Department of Health, Division of Health Care Financing, personal correspondence.

ending chronic homelessness in ten years. President Bush has since made ending chronic homelessness an administration-wide goal. As part of this effort, he re-established the U.S. Interagency Council on Homelessness to coordinate this effort among the 20 federal departments and agencies serving the homeless.

State and Local Commitment

In 2002 Lt. Governor Walker committed the state of Utah to participate in the ten-year planning process to end chronic homelessness. In May 2003, nine individuals, representing the State's Homeless Coordinating Committee, attended HUD Policy Academy training in Chicago. The Policy Academy training outlined the Bush Administration's efforts to end chronic homelessness in ten years and provided tools for the development of local plans. The nine attendees were:

Kerry Bate, Executive Director, Salt Lake County Housing Authority
Bill Crim, Executive Director, Utah Issues
Mark Manazer, Vice President of Programs, Volunteers of America
Leticia Medina, Director, State Community Services Office
Matt Minkevitch, Executive Director, The Road Home
Lloyd Pendleton, Volunteer, The Church of Jesus Christ of Latter-Day Saints
Mike Richardson, Director, Department of Workforce Services
Jane Shock, Vice President, American Express
Robert Snarr, Coordinator, State Mental Health Housing and Case Management.

This team accepted the assignment to prepare a ten-year plan to end chronic homelessness in Utah by 2014.

In 2005, the State Homeless Coordinating Committee (HCC) published *Utah's Ten-year Plan to End Chronic Homelessness* setting forth key strategies to achieve the goal. The HCC called upon each of the twelve Local Homeless Coordinating Committees to prepare a plan to implement the key strategies locally.

BRAG Area Commitment

The Bear River Association of Governments established the BRAG Local Area Homeless Coordinating Committee. The committee is responsible for developing and implementing a Plan to End Chronic Homelessness in the BRAG Area by 2014.

KEY STRATEGIES

Overview

The ten-year plan sets forth broad perspectives, guidelines, targets and an organization of committees and stakeholders to achieve the goal of ending chronic homelessness reducing overall homelessness by 2014.

The present federal, state, and local funding could be used more effectively but still is insufficient to end chronic homelessness and reduce overall homeless in ten years. Present funding for homelessness at the federal, state, and local level must be maintained and new resources added, especially in affordable housing and supportive services. Some of the funding sources and programs in Utah include the Olene Walker Housing Loan Fund, the Pamela Atkinson Homeless

Trust Fund,¹² HOME, the Section 8 Voucher Choice Program, Medicaid, Emergency Shelter Grants, Critical Needs Housing and Temporary Assistance to Needy Families (TANF).

Homeless Prevention/Discharge Planning

Ending homelessness is impossible without implementing strategies to prevent it from occurring. Public institutions and support systems such as jails, prisons, hospitals, the child welfare system, and mental health facilities, often release people directly into homelessness. Coordinated **Discharge Planning** is crucial to ensure that people leaving these institutions have stable housing and some means for maintaining it.¹³ The state's HCC subcommittee on Discharge Planning coordinates efforts in support of this key strategy.

Affordable Housing

One proven key to ending chronic homelessness and long-term family homelessness is a **Housing First** strategy. Housing is more than a basic need. Finding and maintaining housing is a fundamental indicator of success in community life. Placing the chronically homeless and long-term family homeless in appropriate housing with supportive services is more effective for the community than letting the homeless continue to live on the street.

Housing First is an approach that centers on providing homeless people with housing quickly and providing services as needed. What differentiates a Housing First approach from other strategies is an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Housing First programs share these critical elements:

- There is a focus on helping chronically homeless and long-term homeless families access and sustain rental housing *as quickly as possible* and the *housing is not time-limited*;
- A variety of services are delivered primarily *following* a housing placement to promote housing stability and individual and family well-being;
- Such services are time-limited or long-term depending on individual and family needs;
- Housing is not contingent on compliance with services – instead, participants must comply with a standard lease agreement and are provided with the services and supports that are necessary to help them succeed.

A central tenet of the Housing First approach is that social services that enhance well-being can be more effective when people are in their own home. Studies of Housing First programs with chronically homeless individuals and long-term homeless families have found that many who have remained outside of housing for years can retain housing with a subsidy and wraparound supports.¹⁴

The greatest obstacle to affordable housing is insufficient income. For the last 30 years the gap between income and housing costs has steadily widened. Over the same period of time, the supply of affordable rental housing has become increasingly scarce. Much of the stock has been converted to higher-priced and higher-profit housing such as condominiums. More has been

¹² The funds for this come from an annual state tax check-off for homeless service providers which is periodically supplemented with general funds approved by the legislature.

¹³ National Alliance to End Homelessness. *A New Vision: What is in Community Plans to End Homelessness*. November 2006.

¹⁴ National Alliance to End Homelessness. *What is Housing First?* November 2006.

claimed by urban renewal. In many cases, higher income households are occupying low-income housing, further depleting the supply. NAEH reports there are now 5.2 million more low-income households than there are affordable housing units.¹⁵ The average fair market value of a two-bedroom apartment has grown by nearly 28% in the last seven years, outpacing both overall inflation and average household income growth by a wide margin. This rate is also nearly double the income growth experienced by the poorest 20% of American households.¹⁶ The widening gap between income and housing costs puts pressure on the affordable housing supply, placing larger numbers of people at risk for homelessness.

Overall, Utah personal income has risen about 5% over the last 3 years while housing prices have increased 25% to 30%. The widening gap between income and housing costs, combined with subsidy, cuts means more lower-income households will live in overcrowded and substandard conditions.¹⁷

Utah projected in its most recent Consolidated Plan that an average of 4,342 new affordable housing units needed to be produced each year from 1996–2002. Over the same period, only 2,621 units were actually developed on average each year, building up an affordable housing deficit at the rate of 1,721 units annually. According to the 2000 census, 625 new subsidized housing units need to be produced annually just for those Utah families living in poverty or below 30% of Area Median Income (AMI). In addition to the growing shortage of new affordable housing units, Utah has a critical housing quality problem.¹⁸ The Olene Walker Housing Loan Fund (OWHLF) Annual Report estimates that almost 2,500 low-income housing units require rehabilitation each year to remain habitable.¹⁹

The state's HCC has formed a subcommittee on Affordable Housing to coordinate initiatives driving this key strategy.

Supportive Services

In many respects, housing stability hinges on a household's ability to access fundamental resources and supports when a crisis occurs, so the security of housing is not threatened. The necessary supports include: 1) creative leasing options, locating appropriate units, deposit assistance and rent and utility assistance; 2) health care with mental health and substance abuse services; 3) skill and employment training leading to livable wage employment and other income supports; 4) transportation; and 5) quality child care. Access to resources and supports is even more critical for low-income households, for whom a crisis often means choosing between paying the rent and paying for food. Utah has implemented use of a Self-sufficiency Matrix for tracking resources and supports available to and utilized by homeless individuals. Case managers use this matrix to assess the present status of the homeless, target interventions, and measure progress in improved self-sufficiency (see Attachment V).

The state's HCC has formed a subcommittee on Supportive Services to focus efforts on this key strategy.

¹⁵ National Alliance to End Homelessness. *Chronic Homelessness*. March 2007.

¹⁶ National Low Cost Housing Coalition. *Out of Reach 2006*.

¹⁷ Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.19 .

¹⁸ Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.8.

¹⁹ Utah Department of Community and Culter, Division of Housing and Community Development. *Olene Walker Housing Loan Fund Annual Report to the State Legislature 2007*.

Homeless Management Information

Critical, up-to-date information on the homeless and services must drive the planning process. Critical information includes who is homeless, why they became homeless, what homeless and mainstream assistance sources are available and accessed, and what is effective in ending their homelessness. This information will allow monitoring trends to determine causes and develop indicators, assess available assistance and fill the existing gaps. Self-sufficiency Matrix data is gathered and entered by agencies statewide, providing a valuable tool for planners and decision makers. The state's HCC has also appointed a subcommittee to define, gather, and analyze homeless and services data.

IMPLEMENTATION ORGANIZATION

State and Local Homeless Coordinating Committees

The State's Homeless Coordinating Committee (HCC) seeks to coordinate all activities that serve the homeless. The HCC was established in 1988. Members are appointed by the governor and encompass community organizations, individuals from not-for-profit and for-profit sectors and cabinet members (see Attachment VI). The HCC scope of responsibilities include establishing priorities for present funding, streamlining and increasing access to mainstream resources, reporting on the results and funding effectiveness, obtaining additional resources and implementing *Utah's Plan to End Chronic Homelessness and Reduce Overall Homelessness by 2014*.

The HCC has formed subcommittees to focus on each of the four key strategies: 1) Discharge Planning (in support of Homeless Prevention); 2) Affordable Housing; 3) Supportive Services; and 4) Homeless Management Information. A fifth organizational approach has organized twelve regional Local Homeless Coordinating Committees (LHCC), chaired by an elected official and organized by the local Association of Governments or Council of Governments (see Attachment VI).

Each LHCC is responsible for 1) developing and implementing local ten-year plans with detailed action steps to drive the key strategies of the State's ten-year plan; 2) prioritizing and coordinating funding to implement housing and supportive service programs to reduce and prevent homelessness; 3) use Homeless Management Information to track results; and 4) develop a "pathway" to self-reliance for the homeless (see Attachment VI).

Continua of Care

Utah is divided into the following three Continua of Care (CoC): Salt Lake City County, Mountainland Association of Governments and Balance of State. The CoCs are comprised of homeless care providers representing the spectrum of homeless services. They are funding entities recognized by HUD. Local ten-year plans are used in preparing the annual CoC submissions for HUD funding. BRAG Area is a member of the Balance of State Continuum of Care.

BRAG Local Homeless Coordinating Committee

The Bear River Association of Governments (BRAG) Local Homeless Coordinating Committee represents a broad range of community stakeholders and is chaired by a County Commissioner (see Attachment VII for current membership). The committee seeks to coordinate all activities that serve the homeless in the BRAG area and, at its discretion, may appoint subcommittees and workgroups to further the goals.

BRAG AREA IMPLEMENTATION PLAN

Area Profile

The BRAG Area Local Homeless Coordinating Committee (LHCC) is responsible for overall coordination activities on behalf of the homeless for Box Elder, Cache and Rich Counties. The area is located in the Northwestern part of the state and includes the cities of Brigham City and Logan. Box Elder County’s economy is based on agriculture and manufacturing. Over 43 percent of the county’s land is used either for growing crops or livestock. Manufacturing accounts for 40 percent of total nonagricultural employment. Prominent manufacturing includes space technology, motor vehicle parts, iron and steel products and furniture. Cache County is the agricultural center of Utah. The county has a substantial dairy and meat production industry. The major employer in the county is Utah State University. USU’s research activity has spawned many companies which has lead to positive job growth in the service producing sector, while the county’s manufacturing industry has decreased. Livestock grazing and the related feed crops are an important component of Rich County’s economy. The important sector in the Bear Lake area is tourism. One in five jobs in the county is in the hospitality industry. Government is a strong employer, contributing one-third of the county’s jobs. This corner of the state also provides an important place for food production and recreation.²⁰

The BRAG Area has an overall population of 153,779 (July 2006 estimate), 5.9% of the Utah total. The overall Poverty Rate is 12.9%, 26.6% higher than the state, and the Child Poverty Rate is 8.3% lower at 11.4%. The Unemployment Rate, 2.6%, is 11.4% lower than the state and less than the national rate. The Area Median income is \$44,598 compared to state average of \$47,224.

Economic Indicators²¹			
	BRAG	% of Utah	Utah
Population	153,779	5.9%	2,615,129
Poverty Rate	12.9%	126.6%	10.2%
Child Poverty Rate	11.4%	91.7%	12.4%
Unemployment Rate	2.6%	88.6%	2.9%
Area Median Income	\$44,598	94.4%	\$47,224

Homeless Prevention/Discharge Planning Strategic Initiative

Jails, prisons, hospitals, the child welfare system, and mental health facilities often release people directly into homelessness. Coordinated **Discharge Planning** is crucial to stop these discharges into homelessness and to assure stable housing and some means for maintaining it.²²

The LHCC has asked Reed Ernstrom to pull together a group representing local hospitals, mental health facilities, and correctional institutions to focus on effective discharge planning as a way to avoid releasing individuals into homelessness.

²⁰ Utah Community Action Partnership. *Data Book on Poverty in Utah 2007*.

²¹ Data Sources: Utah Community Action Partnership. *Data Book on Poverty in Utah 2007*.

U.S. Census Bureau. *2005 American Community Survey*.

U.S. Bureau of Labor Statistics, 2006.

U.S. Census Bureau. *2004 Small Area Income & Poverty Estimates*

²² National Alliance to End Homelessness. *A New Vision: What is in Community Plans to End Homelessness*. November 2006.

Affordable Housing Strategic Initiative

The most successful model for housing the chronically homeless is permanent supportive housing using a Housing First approach. Housing First is a strategy that provides immediate access to rental housing without requiring initial participation in treatment. Social services to enhance well-being can be more effective when people are in their own home.²³

The existing emergency shelter and transitional housing system works well for most of the temporarily homeless. However, additional needs for these services exist in some communities. Some LHCCs, after a review of their overall needs and services, have elected to include additional transitional housing and emergency shelter for the temporarily homeless as part of an overall effort to bolster and maintain a comprehensive homeless service delivery system. Other LHCCs have determined that their existing emergency shelter and transitional housing capacity is adequately matched with the need.

In 2006 the average monthly Fair Market Rent (FMR) for a two-bedroom apartment in the area was \$610. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a family would require an annual income of \$24,400. This translates into an hourly wage of \$11.73, based on a 40-hour work week, 52 weeks per year. Current BRAG Area renters actually earn an estimated average hourly wage of \$8.48. To afford a two-bedroom apartment at this wage, a renter must work 55 hours per week, 52 weeks per year or a family must have 1.4 workers.

Chronically homeless individuals can be adequately housed in smaller one-bedroom (FMR \$487) apartments. In order to afford this level of rent and utilities, an individual would require an annual income of \$19,470. Utah's monthly Supplemental Security Income (SSI) payments for an individual are \$603. If SSI represents an individual's sole source of income, \$181 in monthly rent is affordable.²⁴

Housing Affordability²⁵			
	BRAG	% of Utah	Utah
Mean Renter Wage*	\$8.48	85.5%	\$9.92
Fair Market Rent 1-bedroom	\$487	86.2%	\$565
Housing Wage** 1-bedroom	\$9.36	86.2%	\$10.86
Fair Market Rent 2-bedroom	\$610	90.0%	\$678
Housing Wage** 2-bedroom	\$11.73	90.0%	\$13.04
* 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			

The three-year Annualized Baseline, derived from the 2005-2007 Point-in-Time Count, shows that the BRAG area has a chronic homeless population of 12 individuals. In order to house these individuals an additional 12 suitable affordable housing units are required in the area by 2014. These units could be a mix of rental units presently on the market, rehabilitated older units, and

²³ National Alliance to End Homelessness. *What is Housing First*. November 2006.

²⁴ National Low Cost Housing Coalition. *Out of Reach 2006*.

²⁵ Data Sources: Utah Community Action Partnership. *Data Book on Poverty in Utah 2007*. National Low Income Housing Coalition. *Out of Reach 2006*.

new construction. The LHCC has recommended the following affordable housing plan to end chronic homelessness in BRAG area by 2014 (also detailed on Attachment VIII):

Chronically Homeless

Existing Stock – 28 Units – CAPSA and BRAG are committed to lease existing stock of 28 units by the year 2014. There is a gap of 14 units which we will look for additional funding to provide services for that gap.

New Construction – 0 Units – With a vacancy rate at 20% one of the highest in Utah, the need for new construction does not make sense at this time.

Transitional Housing

Rehabilitation of Existing Structures – 24 Units – Plans are in progress to locate and renovate existing structures for CAPSA. These units will be used as transitional housing for families fleeing domestic violence. CAPSA anticipates that 12 units will be ready by the end of 2008 and another 12 ready by 2014.

Emergency Shelter

The LHCC, after comprehensive review, has determined that the goals of this plan can be achieved with the current level of emergency shelter services.

BRAG Homeless Housing Investment Summary* (2007 – 2014)

	Existing Stock		Rehab Existing		New Construction		2007 to 2014 Total	
	Units	Cost	Units	Cost	Units	Cost	Units	Cost
Chronically Homeless	28	\$28,000	0	\$0	0	\$0	28	\$28,000
Transitional Housing	0	\$0	24	\$1,920,000	0	\$0	24	\$1,920,000
Emergency Shelter	0	\$0	0	\$0	0	\$0	0	\$0
Total	28	\$28,000	24	\$1,920,000	0	\$0	52	\$1,948,000

*See Attachment IX

BRAG
Homeless Housing Investment Schedule*
(2007 – 2014)

	Capital Investment		Supportive Services Annual Investment	2007 to 2014 Total Investment
	Units	Cost	Cost	Cost
2007	0	\$0	\$0	\$0
2008	12	\$960,000	\$135,600	\$1,095,600
2009	0	\$0	\$135,600	\$135,600
2010	0	\$0	\$135,600	\$135,600
2011	0	\$0	\$135,600	\$135,600
2012	0	\$0	\$135,600	\$135,600
2013	40	\$988,000	\$587,600	\$1,575,600
2014	0	\$0	\$587,600	\$587,600
Total	52	\$1,948,000	\$1,853,200	\$3,801,200o

*See Attachment IX

In early 2008, the LHCC will identify potential funding sources to support this recommended investment (summarized on Attachment IX).

Supportive Services Strategic Initiative

Housing stability depends on these necessary supports: 1) housing assistance; 2) affordable health care with mental health and substance abuse services; 3) skill and employment training; 4) transportation; and 5) affordable quality child care.

The LHCC has asked BRAG & CAPSA to oversee the provision and coordination of Supportive Services for the Homeless in the BRAG Area. They will form an advisory panel representing the principal homeless service providers in the area. The group will work closely with housing providers and will focus on Housing First approaches.

Homeless Management Information Strategic Initiative

Critical, up-to-date information on the homeless themselves, gathered at agency, regional and state-wide levels, must drive the planning process. This information will allow monitoring trends to determine causes and develop indicators, assess available assistance and fill the existing gaps.

The LHCC has asked BRAG to take on an area-wide role of Data Quality Management. They are currently responsible for their own agencies' data collection and reporting and have many contacts in other agencies.

Appendix D

2013 CDBG

Rating & Ranking Criteria

**Bear River Association of Governments
Community Development Block Grant (CDBG)
2013 Supplemental Scoring Application**

All Applicants must complete and submit by Friday, February 1, 2013

This application can be found on the web at www.brag.utah.gov/CDBG/CDBG.htm

**1) What percent of your project beneficiaries fall into the following income groups?
20 points possible**

							My Project Percentage
80% CMFI*	<51% 0 points	51-55% 8 points	56-60% 9 points	61-70% 10 points	71-80% 11 points	81-100% 12 points	
50% CMFI	65% or more of total project beneficiaries have household income at or below 50% CMFI 4 points						
30% CMFI	40% or more of total project beneficiaries have household income at or below 30% CMFI 4 points						
Opting to meet a HUD National Objective without income data**	Projects that meet a HUD National Objective by meeting the criteria for “presumed Low-to-Moderate Income (LMI)” groups or qualified urgent human health and welfare needs may opt to not document specific LMI beneficiaries and receive 9 points automatically. Qualified Slum & Blight projects may opt to receive 8 points without providing income documentation					Project Meets Criteria and opts to not document LMI Yes	

* County Median Family Income (see <http://housing.utah.gov/cdbg/applications.html> or State Application Guide Appendix C).

How to Document: Consult BRAG staff to determine the best way to document income for your project.

**Projects that meet a HUD National Objective (see Chapter III of State Application Guide) by serving a HUD specified “Presumed Low-to-Moderate income (LMI) group or that aid in the prevention of slum or blight (National Object #2) or respond to a serious and immediate threat to human health and welfare need (National Object #3) may opt to receive “default” points in this category automatically without having to document LMI beneficiaries. Otherwise they must document LMI benefit and will not be eligible for default points. You must consult with BRAG staff if you think your project may qualify.

2) Is your jurisdiction implementing Quality Growth Principles?*
7 points possible

		My Jurisdiction Is Participating (Yes/No)
2 Points	Has your jurisdiction addressed moderate income housing in its general plan as required by S.B. 60?	
2 Points	Does this project implement moderate income housing goals as identified in your general plan (whether required by state code or not) or in the homeless section of BRAG’s Consolidated Plan?	
3 Points	Has your jurisdiction adopted ordinances to protect and conserve water, air, energy resources, critical lands, important agriculture lands and/or historic places?***	

*Non-profit organizations and BRAG-sponsored applications will receive three (3) points for this entire category

**Other applicants will receive one point for each ordinance adopted to protect or conserve water, air quality, energy resources, critical lands, important agriculture lands, and/or historic places. Up to three points possible. Attach copies of ordinances and planning documents in Tab 6 of Application Packet.

3) Does your jurisdiction have capacity to fund the project through increased taxes?
6 points possible

Your Jurisdiction's Tax Rate as a Percentage of State Ceiling

Tax Rate as a % of Ceiling*	Tax rate <19% of ceiling 4 points	Tax rate 19-29% of ceiling 5 points	Tax rate >29% of ceiling 6 points	
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*Non-profits automatically get five (5) points for this category.

How to Document: BRAG staff will use the tax rate data produced by the Utah Tax Commission to confirm your jurisdiction taxing position. No documentation required.

Regional Priority

4) How does your project rate with regional priorities, goals, and policies? Regional priorities are determined by the Community Investment Council and BRAG Governing Board.

20 points possible

Regional priorities, goals, and policies	Public Utility Infrastructure 20 points	Public Safety Activities 16 points	Community Facilities (non-recreational) 12 points	LMI Housing 8 points	Removing Barriers 4 points	Other Projects 0 points	
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Public Utility Infrastructure – Projects designed to increase the capacity of water and other utility systems to better serve the community. Includes wastewater disposal projects and transportation facilities.

Public Safety Activities - Projects related to the protection of life or property, would include activities such as flood control projects or fire protection improvements in a community.

Community Facilities – Non-administrative and non-recreational facilities and service activities such as senior citizen centers, health clinics, and food banks.

LMI Housing – Projects designed to provide for the housing needs of very low, low, and moderate income families. May include the development of infrastructure for LMI housing projects, homebuyer assistance programs, or the actual construction or rehabilitation of housing units (including transitional, supportive, and/or homeless shelters).

Removing Barriers – Accessibility to public facilities by disabled persons is mandated by federal law. Projects may remove accessibility barriers in existing public buildings and facilities.

5) When was the last time your jurisdiction or organization was funded with CDBG and did you manage the project satisfactorily?

Program Year Last Funded with CDBG

8 points possible

Last funded with CDBG*	Applicant funded last year 0 Points	Applicant funded 2 years ago 1 Point	Applicant funded 3 years ago 2 Points	Applicant funded 4 years ago 3 Points	Applicant funded 5 years ago or never funded. 4 Points	
Applicant CDBG History	Is applicant (or sub-recipient if applicable) in good standing with the State of Utah (this is determined by state CDBG staff based on program history)? First time applicants get full points. 4 Points				Determined by BRAG Staff	

*Applies to the end recipient of funding (sponsorship of project in the case of a city or town does not apply)

How to Document: No documentation required. BRAG staff will verify this information

6) What is the overall project impact for this region?

9 points possible

Project Impact Geography	The project benefits a single neighborhood 1 Point	The project benefits the entire community 2 Points	The project benefits multiple communities 3 Points	The project benefits are county-wide 4 Points	The project benefits are region-wide 5 Points	
Project Impact Beneficiaries	The project benefits a targeted population. 2 Points AND The project addresses a critical need. 2 Points					

Targeted population includes LMI populations and HUD-specified “presumed” LMI populations such as homeless, elderly, disabled adults, etc.

“Critical need” would include special needs as defined in the Consolidated Plan such as transitional housing, mobility, etc.

7) Is your project mature, well-situated for funding, and able to be completed in a timely manner?

8 points possible

Is the project ready?	Architect/Engineer estimate has been acquired Mandatory	Application identifies project manager Mandatory	Additional funding has been identified, but not applied for 1 Point OR Additional funding has been applied for, but not committed 4 Points OR All funding is in place for immediate use 8 points OR CDBG is the only funding source 8 Points	
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8) Does the project demonstrate effort at strategic planning and coordination?

9 points possible

Strategic Planning and Coordination	Project is listed on Capital Improvements Project List, adopted locally by jurisdiction and regionally by BRAG Governing Board Mandatory	Jurisdiction’s General Plan, or Non-profit agency’s strategic plan, has been adopted and updated by governing body within the past 3 years AND Project is included in said plan 3 Points	Budget details funding support from other jurisdictions or service agencies 1 points AND Letters of support or other evidence of coordination with other jurisdictions and/or service agencies 2 points AND Funding or other support is from two or more jurisdictions and/or service agencies 3 points	
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9) Does your project have competitive matching funds or leverage of funds?

13 points possible

Applicant contribution and any other outside funding	0-10% non-CDBG funds 0 Points	11-20% non-CDBG funds 1 Points	21-30% non-CDBG funds 2 Points	31-50% non-CDBG funds 3 Points	>50% non-CDBG funds 4 Points	
Per capita applicant funding Local \$ / population	\$0-10 0 Points	\$11-15 1 Points	\$16-50 2 Points	\$51-100 3 Points	>\$100 4 Points	
CDBG funding per capita	\$1-200 5 points	\$201-400 4 points	\$401-800 3 points	\$801-1,000 2 points	> \$1,000 0 points	