

2019 Utah Annual Action Plan

The goals, policies and plans for the 2019 program year for the Utah HOME, HTF, CDBG, ESG and HOPWA Programs.



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

Contents

Executive Summary.....	2
Lead & Responsible Agencies.....	4
Consultation.....	5
Participation.....	13
Expected Resources.....	15
Annual Goals and Objectives.....	18
Allocation Priorities.....	22
Methods of Distribution.....	23
Projects.....	38
Geographic Distribution.....	39
Program Specific Requirements.....	40
Affordable Housing.....	40
Public Housing.....	41
Homeless and Other Special Needs Activities.....	42
HOPWA Goals.....	46
Barriers to affordable housing.....	47
Other Actions.....	49
Community Development Block Grant Program (CDBG).....	51
HOME Investment Partnership Program (HOME).....	52
Emergency Solutions Grant (ESG).....	54
Housing Trust Fund (HTF).....	56

Executive Summary

Summarize the objectives and outcomes identified in the Plan

The Utah Department of Workforce Services (DWS), Housing and Community Development Division (HCD) has completed this 2019 Annual Action Plan as required by the U.S. Department of Housing and Urban Development (HUD). This plan is an update to the five year Consolidated Plan completed for the years 2015-2019 and approved by HUD in 2015. Within are the policies and goals of Utah's HOME, Housing Trust Fund (HTF), Community Development Block grant (CDBG), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) Programs.

Evaluation of past performance

The programs within HCD are continually evolving and improving. The focus of efforts has remained consistent for the last few years, and while yearly outcomes vary year by year, outputs are consistent in relation to funding.

The State of Utah HOME program has consistently assisted in the annual construction of about 650 units of affordable multi-family units, and 150 units of affordable single family units. The HOME program has improved its leveraging and the prospects of the program are steadily improving. In addition to the units assisted with the HOME Program, the creation of the Housing Trust Fund has allowed HCD to target extremely low income homeowners and provide assistance to a population which was once difficult to reach.

The CDBG program has seen its outputs decrease since Utah and Davis Counties became entitlement jurisdictions. This has resulted in the loss of funding for the state Small Cities CDBG program. Also federal cuts to the CDBG program threaten the viability of CDBG's funding allocation model through regional Associations of Governments. Nevertheless, the CDBG program continues to emphasize public infrastructure and affordable housing programs. The CDBG program plays a critical role in promoting the continued sustainability of rural Utah communities.

The ESG program supports Utah's goal in funding projects, services and interventions that focus on making episodes of homelessness rare, brief and non-recurring. State ESG is focusing its efforts on rapid-rehousing, emergency shelter, street outreach, homeless prevention and Homeless Management Information System (HMIS). In addition, Utah has successfully aligned goals and priorities to coordinate other federal and state funding sources that support homelessness diversion, permanent supportive housing, transitional housing for appropriate populations, employment, job training, and stabilization services.

Summary of Citizen Participation Process and consultation process

HCD proactively solicits public participation in the process of developing its Annual Action Plan. Throughout the program year HCD is in constant communication with local government and private community partners regarding both their needs and HCD's performance. Evaluation of performance is incorporated into the development of subsequent plans. Upon completion of the FY 2019 Annual Action Plan, HCD shared the plan with staff, government partners, social services agency staff and clientele, elected officials, and the general public. The Annual Action Plan itself is prominently posted on HCD's website and is noticed on the Utah Public Notice website.

The completed plan is published on the Utah Public Notice website and is followed by a thirty-day public comment period and a public hearing. The notice indicates where the plan is posted, who to contact for comment, as well as when and where the public hearing meeting will take place. HCD staff attends the public hearing and records and responds to any and all public comment.

The CDBG Program uses regional Association of Governments (AOGs) to solicit public comments regarding the priorities and policies of the regional review committees (RRC's) The AOGs, in cooperation with the state, write and publicize their own annual action plans. This allows the general public to review and comment on plans which are more specific to their communities. As part of their efforts, the AOGs advertise 30-day public comment periods and hold public meetings to receive input. The AOGs also work with local Public Housing Agencies in the planning process. After completing this process the AOGs submit their plans to HCD. The regional goals and priorities are incorporated into the state's annual action plan.

This year, the 30 day public comment period began on April 4, 2019 and extended to May 6, 2019 culminating in a public hearing at HCD's main office, 1385 S State Street, Room 447, Salt Lake City.

An additional comment period has been undertaken running from May 30 to July 1 2019.

Summary of public comments

The State of Utah, Housing and Community Development Division (HCD) has chosen to focus on providing affordable rental housing, public facilities and infrastructure in rural Utah, and street outreach and rapid rehousing to individuals and families experiencing homelessness.

Lead & Responsible Agencies

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	UTAH	
CDBG Administrator	UTAH	Housing and Community Development Division
HOPWA Administrator	UTAH	Housing and Community Development Division
HOME Administrator	UTAH	Housing and Community Development Division
ESG Administrator	UTAH	Housing and Community Development Division
HTF Administrator	UTAH	Housing and Community Development Division

Table 1 – Responsible Agencies

Narrative

The Utah Division of Housing and Community Development Division houses the four HUD State programs as well as the National Housing Trust Fund Program.

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Consultation

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

The various programs within HCD partner in diverse and unique ways with public and private housing organizations, health agencies, service agencies, and the general public. Within the CDBG program, regional Associations of Governments (AOGs) play a critical role. Utah works closely with the AOGs to gain local public input on the various programs HCD operates. As part of our funding assistance to the AOGs, HCD requires that they consult with private and public service agencies in their regions. The AOGs efforts are documented in their 5 year Consolidated Plans and Annual Action Plan.

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

Homeless efforts in Utah are coordinated by the State Homeless Coordinating Committee (SHCC) to ensure housing and health service agencies are partners in addressing homelessness throughout the state. SHCC is chaired by the Lt. Governor and is comprised of voting members representing the Department of Workforce Services, Housing and Community Development, Department of Human Services, Utah State Board of Education, Utah Housing Corporation, Department of Health, Department of Corrections, Governor's Office of Management and Budget, as well as Mayors from Midvale, Ogden, Salt Lake City, Salt Lake County, South Salt Lake and St. George. SHCC Advisory members include individuals from private for-profit business, non-profit organizations, homeless service providers, Veterans Administration, community advocates and representatives from Utah's three Continuum of Care areas. SHCC oversees the funding allocation and processes for state ESG, Temporary Assistance for Needy Families (TANF) for homelessness, and state appropriated Pamela Atkinson Homeless Trust funds, and the Homeless to Housing Restricted account. Utah HCD has been identified support agency for the SHCC. "HCD Homelessness Funding" is coordinated through one competitive grant process, reviewed by the Allocation Committee, a sub-committee of SHCC, and funding recommendations are presented before the SHCC for approval. The Allocation Committee includes CoC leadership and a representative from the Collaborative Applicant lead agency, city ESG and TANF representatives, Utah Workforce Development Division, Utah State Board of Education, Utah Department of Corrections, private business and investors, Utah Domestic Violence Coalition, Utah Housing Coalition,

Association for Utah Community Health, Utah Division of Mental Health and Substance Abuse, and the Utah Chapter of the National Alliance on Mental Illness.

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

The State coordinates directly with all three Continua of Care (CoC) on an ongoing basis by participating in Continuum meetings, leading strategic planning efforts, supporting the CoC funding priorities and administering the statewide Homeless Management Information System (HMIS). Additionally, the State's partnership with the CoCs provides on-going and quarterly training opportunities to enhance the response of service providers addressing the needs of all those experiencing homelessness. State staff are assigned to support a specific CoC and are active in supporting CoC meetings, allocation committees and data collection efforts. Staff work with CoCs to identify gaps in the homeless service system and direct efforts to minimize deficiencies. Some examples of efforts to address these gaps include providing training and technical support for coordinated entry and new shelter planning.

Through the CoC participation in the State Homeless Coordinating Committee, SHCC Allocation Committee's prioritization process for HCD Homelessness Funding, the state coordinates the prioritization of funding for projects that meet the unique needs of; families with children, transitional-aged youth, single men or single women, veterans, victims of domestic violence, individuals and families with a disability, behavioral health disorders, including mental health or substance use disorders, those who are medically frail or terminally ill, including those experiencing chronic homelessness, individuals exiting prison or jail, or, individuals who suffer from other serious challenges to employment and self-sufficiency.

In order to meet the needs of the chronically homeless, the State has prioritized funding for supportive services in projects serving chronically homeless individuals. This prioritization is a response to the shift of CoC funding towards housing costs rather than supportive services. The State specifically prioritizes the needs of homeless families with children through HCD Homelessness and CoC funding, emphasizing the use of Temporary Assistance for Needy Families (TANF). Ending veteran homelessness continues to be an area of emphasis in Utah. The State, the CoC, and The Veterans Administration are committed to implementing structural supports to more rapidly identify and connect veterans to services. The State continues to support youth specific homeless resource centers and projects throughout the state. In coordination with the CoCs and other stakeholders, the State is actively working to remove barriers that prevent these youth from accessing needed services.

Finally, the state directly coordinates with and supports various homeless prevention efforts for persons at imminent risk of homelessness. The State has prioritized funding diversion specialists at emergency

shelter projects to assist persons at risk of homeless in identifying safe housing alternatives and divert them from entering homelessness. The State also funds homeless prevention projects. In order to better ground these programs in evidence-based practices, the State is analyzing project performance to determine which measures and outcomes best inform successful and efficient prevention services.

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

State ESG funds are allocated through the HCD Homelessness Funding process, which includes allocation recommendations from the State Homeless Coordinating Committee's Allocation Committee and approval by the State Homeless Coordinating Committee (SHCC). The SHCC is chaired by the Lt. Governor and is representative of homelessness stakeholders state-wide. Each CoC Chair (or designated representative) and a representative from the CoC Collaborative Applicant lead agency holds a seat on the Allocation Committee, a sub-committee of SHCC. This provides the CoCs opportunity for direct consultation, funding coordination, determination for priorities and the ability to provide recommendations for the allocation of state ESG funding. In addition to ESG, the Homelessness Funding process includes state ESG funds, Temporary Assistance for Needy Families (TANF) for homelessness; state appropriated general funds, Pamela Atkinson Homeless Trust funds (PAHTF), and the Homeless to Housing (H2H) restricted account. Funding is coordinated through one competitive grant process. These funds are, with few exceptions, dedicated to those who are literally homeless. The Allocation Committee's final recommendations are presented for approval in a public meeting to the SHCC.

The State office that receives ESG funding is also the designated HMIS and Balance of State CoC Collaborative Applicant lead agency and has developed a set of performance measures for all state funded programs. These performance measures focus heavily on the long-term success of the program participants and are directly in line with HUD's system level performance measures. Reports include system-wide measures that can be reviewed on the local community, CoC, or State level. Reports may also be crafted to isolate funding sources, such as ESG. All ESG and CoC leads are given access to HMIS where this data is stored. The ESG State agency coordinates with the CoC leads in monitoring efforts of ESG recipients within their respective geographic area.

The CoCs are responsible for HMIS oversight and implementation, which encompasses planning, administration, software selection, managing of HMIS data compliance with HMIS standards, and reviewing and approving all policies, procedures and data management plans governing Contributing HMIS Organizations (CHOs). The CoCs oversight and governance responsibilities are carried out by its Steering Committee, which includes representation from all three CoCs in the state as well as ESG representation, Runaway Homeless Youth (RHY) provider, HOPWA provider, PATH, Utah Domestic Violence Coalition, Veterans Administration, local leaders and the Lead Agency HMIS staff. The steering committee reviews and updates all HMIS policies and procedures.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Wasatch Front Regional Council works with the State of Utah in conducting needs assessments of local governments and administering the CDBG program in rural Utah. They are also required by HCD to complete their own annual action plans which include most of the same elements found on the State Annual Action Plan.</p>
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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	State Homelessness Coordinating Committee	The State Homelessness Coordinating Committee (SHCC) helps determine the strategies and priorities of homeless services in Utah. SHCC has representative from each CoC as advisory members. Additionally, CoC Collaborative Applicants and leadership participate on the Allocation Committee for SHCC to prioritize funding. The ESG program is part of this committee.
Low Income Housing Corporation Plan	Utah Housing Corporation	The Utah Housing Corporation is the Utah Tax Credit Entity and many of the projects the HOME Program supports depend on Tax Credits for success.
AOG Plans	7 Regional Associations of Governments	The 7 regional Associations of Governments are each required by the state to write Consolidated Plans. These plans are reviewed and considered during the state planning process. These organizations are listed in the above section.
Salt Lake Coalition to End Homelessness	Shelter the Homeless	The State, Salt Lake City, Salt Lake County and Shelter the Homeless have aligned funding and projects that focus on making episodes of homelessness rare, brief and non-recurring. These projects focus on rapid-rehousing, emergency shelter, street outreach, homeless prevention, homelessness diversion, permanent supportive housing, employment, job training, and stabilization services.

Table 3 - Other local / regional / federal planning efforts

Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

HCD works with seven regional Association of Governments (AOGs) to conduct citizen outreach and gather information for the state Consolidated Plan. Each AOG's Consolidated Plan details a process for outreach and citizen participation. A review of these plans show that each of the seven local planning agencies has made a concerted effort to seek public input into their planning, priority, and funding processes through mailings, questionnaires, forums, web posting, and public noticed hearings. A 30-day comment period has been adhered to by each agency. Those public comment periods (for regional plans) ended by March 1st, 2019 and comments were forwarded to HCD with each area's Annual Action plan for 2019.

CDBG "How to Apply" workshops are held in October of each year in order to give applicants sufficient time to complete their application for the next CDBG funding cycle. Also, CDBG applicants hold public hearings to solicit input from local residents regarding projects in their area per program regulations. every CDBG project has been presented to local citizens at least twice per CDBG program regulations.

At the state level, HCD has adopted a Public Participation Plan. In adherence to this plan, the process and scheduled meetings for public input and comment have been advertised and were held in accordance with Utah's Open Public Meeting Law and have been posted to the Utah Public Notice Website (<http://www.utah.gov/pmn/index.html>). Concurrent to that posting, the draft is posted to the HCD website (<http://jobs.utah.gov/housing>), and citizens and other public and private entities were invited to contact staff with comments and questions. The state 30-day comment period began April 4th and the state will submit the 2019 Annual Action Plan on May 15, 2019. The formal public hearing will be held at the HCD offices on May 6, 2019 at our location at 1385 S State Street, Suite 447, Salt Lake City, Utah. This meeting was publicized in accordance with Utah's Open Public Meeting Law (UT Code § 52-4-101). This public hearing is noticed statewide each year with electronic access to rural and remote areas upon request. Comments received at the hearings are posted and incorporated into the final draft plan. The State will provide a timely, substantive written response to every citizen comment or complaint, within 15 days, were practicable.

An additional comment period has been undertaken running from May 30 to July 1 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	Non-targeted/broad community	No response	No comments	Not applicable
2	Internet Outreach	Non-targeted/broad community	No response	No comments	Not applicable

Table 4 – Citizen Participation Outreach

Expected Resources

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$5,368,346	0	0	\$5,368,346	\$5,368,346	The expected remaining amount is assuming level funding for the remainder of the Consolidated Plan Period.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,114,159	\$4,500,000	0	\$7,614,159	\$7,614,159	The expected remaining amount assumes level funding for the remainder of the Consolidated Plan Period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$223,652	0	0	\$223,652	\$223,652	The expected remaining amount assumes level funding for the remainder of the Consolidated Plan Period
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$1,300,873	0	0	\$1,300,873	\$1,300,873	The expected remaining amount assumes level funding for the remainder of the Consolidated Plan Period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	3,000,000	The expected remaining amount assumes level funding for the remainder of the Consolidated Plan Period

Table 5 - Expected Resources – Priority Table

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

The State HOME and HTF programs promote leveraging through their rating and ranking system, which has proven successful. In the last program year HOME and HTF funds were leveraged at \$14.93 to \$1 and over the course of the last 5 year period leveraging averaged over \$16 to \$1. Although the state CDBG program does not have a match requirement in its method of distribution, the seven regional rating and ranking committees award points to applications that include leveraged funds. In this highly competitive program, this motivates applicants to pursue other funding sources. Smaller communities with fewer resources are given more points for leveraged funds than larger communities that have more resources. The State of Utah matches its ESG funds with state general funds, PAHTF, and H2H funds allocated through the HCD Homelessness Funding Process (Process described in AP-10).

HOME Program Income is listed at \$4,500,000. This number is an estimate as the actual amount of HOME PI available is constantly fluctuating as loans are expended, repaid in part, or repaid in full sometimes in large quantities.

Annual Goals and Objectives

Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
New Affordable Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	State of Utah	Rapid Rehousing of Homeless Individuals Increase Availability of Affordable Housing Housing for Persons with HIV/AIDS	HOPWA: \$111,826 HOME: \$7,614,159 HTF: \$3,000,000	Rental units constructed: 800 Household Housing Unit Rental units rehabilitated: 300 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase Sustainability of Rural Utah	2015	2019	Non-Housing Community Development	Five County Association of Governments Mountainland Association of Governments Southeastern Utah Association of Local Governments Wasatch Front Regional Council Six County Association of Governments Bear River Association of Governments Uintah Basin Association of Governments	Improving Public Infrastructure Economic Development	CDBG: \$5,368,346	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7616 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Jobs created/retained: 48 Jobs Businesses assisted: 55 Businesses Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Prioritize Rapid Rehousing	2015	2019	Homeless	State of Utah	Provide Case Management and Supportive Services Emergency Shelter	HOPWA: \$111,826 ESG: \$650,436.5	Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted Homeless Person Overnight Shelter: 4000 Persons Assisted Housing for People with HIV/AIDS added: 12 Household Housing Unit HIV/AIDS Housing Operations: 10 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Decrease tenure of Homelessness	2015	2019	Homeless	State of Utah	Rapid Rehousing of Homeless Individuals	ESG: \$650,436.5	Tenant-based rental assistance / Rapid Rehousing: 72 Households Assisted Homeless Person Overnight Shelter: 4138 Persons Assisted Housing for People with HIV/AIDS added: 11 Household Housing Unit HIV/AIDS Housing Operations: 11 Household Housing Unit

Table 6 – Goals Summary

Allocation Priorities

These Allocation Priorities are based on the priorities identified in the 2015 5-year Consolidated Plan.

Funding Allocation Priorities

	New Affordable Housing (%)	Increase Sustainability of Rural Utah (%)	Prioritize Rapid Rehousing (%)	Decrease tenure of Homelessness (%)	Total (%)
CDBG	0	100	0	0	100
HOME	100	0	0	0	100
HOPWA	50	0	50	0	100
ESG	0	0	50	50	100
HTF	100	0	0	0	100

Table 3 – Funding Allocation Priorities

Reason for Allocation Priorities

These priorities have been identified through the experience and research of HCD staff. As an agency that prioritizes funding for organizations committed to the best practices of “Housing First”, Rapid Rehousing is a prioritization for state ESG. The HOME and NHTF program has chosen to prioritize the creation of new affordable rental housing in order to address the huge deficit of affordable housing stock.

The CDBG priorities are identified through extensive outreach to rural communities to determine their greatest needs. This outreach is conducted on a yearly basis by AOG staff and the data is used to update the regional rating and ranking systems.

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

The proposed distribution of funds addresses the priorities and objectives of the Consolidated Plan by funding the programs that accomplish these objectives.

Methods of Distribution

Distribution Methods

Table 4 - Distribution Methods by State Program

1	State Program Name:	National Housing Trust Fund
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The National Housing Trust Fund is designed to address to the lack of affordable housing for extremely low income households.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	As long as a need is identified in the applicants' market study and the project is funding low income units then the applicant becomes eligible to have units bought down to the 30% AMI level through the use of NHTF funds. Applicants must demonstrate financial feasibility and commit to the 30 year affordability period.

<p>Describe how resources will be allocated among funding categories.</p>	<p>All resources will be used to address the need for additional funding for new affordable housing.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>The threshold factors and grant size limits are being determined by the Utah Preservation Model. According to this model the maximum per unit subsidy will be determined by calculating the difference of up 120% of HUD Fair Market Rent and the 30% Area Median Income maximum rent and then calculating a present value of that difference based on a 30-year amortization and the current market interest rate. Current market interest rate will be determined by OWHLF staff and reviewed by the OWHLF Board on a regular basis. Unit subsidy cannot exceed 75% of the total per unit development cost.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>We expect to be able to fund the creation of new affordable housing for very low income housing.</p>
<p>2</p>	<p>State Program Name:</p>	<p>Olene Walker Housing Loan Fund</p>
	<p>Funding Sources:</p>	<p>HOME</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Olene Walker Housing Loan Fund (OWHLF) is the HOME grantee for the state of Utah. This fund is part of the Utah Housing and Community Development (HCD) Division. OWHLF partners with public and private organizations to create and preserve quality affordable housing for Utah's very low -income, low-income and moderate-income community. To achieve this goal, OWHLF supports the construction, rehabilitation and purchase of affordable multi-family and single-family housing units throughout Utah. These programs are based on fair, open and competitive processes for applicant proposals that create and preserve low-income housing units.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Olene Walker Housing Loan Fund has a system in place for rating funding applications. For multi-family housing applications there are eight criteria each which has a maximum possible score associated with it. A perfect application would have a score of 100 points. The most important criteria are new capacity and loan leveraging, both of which have a possible value of twenty-five points. More new affordable units, and a higher leveraging ratio will earn an applicant more points. AMI targeting, worth a maximum of 10 points, is the next most valuable criteria. Projects which target a lower income population receive higher scores. Rehabilitation, community support and county population are all worth a possible ten points. Rural areas receive additional points. For rehab projects staff reviews which building systems will be replaced and awards points accordingly. Scoring for the "community support" criteria reviews whether project is consistent with identified needs and goals of local affordable housing plans. Unit size is worth 5 points. This criteria awards additional points to applications which are providing units with more bedrooms to accommodate larger families. The final category is a bonus category in which projects can receive up to 5 points for incorporating green energy efficiency elements into their projects.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>HCD uses federal HOME funds specifically to support our multi-family housing program.</p>

	<p>Describe threshold factors and grant size limits.</p>	<p>OWHLF does not award more than one million to any one applicant. Applicants which are building multi-stage projects are allowed to submit for more funds upon initiation of a new phase of their construction. The OWHLF board has discretion to award more than one million to a single project if they so choose. This is an extremely rare occurrence.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>OWHLF has chosen to promote the creation of new affordable multifamily units for very low income, low-income and moderate income households. Our method of distribution reflects this priority. Funds are also distributed to support HCD’s goal to end chronic homelessness. We expect applicants to promote green building standards, large unit sizes and large leveraging as a result of our rating system.</p>
<p>3</p>	<p>State Program Name:</p>	<p>State of Utah HOPWA Program</p>
	<p>Funding Sources:</p>	<p>HOPWA</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Housing Opportunities for Persons with AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of persons living with HIV/AIDS and their families. The HOPWA funds are appropriated annually through the U.S. Department of Housing and Urban Development (HUD) by formula to eligible states that meet the minimum number of cumulative AIDS cases. As an eligible state (grantee), the State of Utah receives a HOPWA formula grant, administered by the State Community Services Office (SCSO), Housing and Community Development Division, Department of Workforce Services. The HOPWA Program aims to assist HOPWA eligible households to: (1) Increase access to healthcare and other supportive services necessary to focus on managing their disease, (2) Avoid becoming homeless while facing severe challenges in meeting personal and medical needs in addition to their housing costs, (3) Gain more stability, continue case management and have better health options.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The selection criteria for awarding of HOPWA funds are based on an analysis of the number of households living with HIV/AIDS and the location of available services. HPO released a request for proposal to nonprofits across the state of Utah. Agencies are awarded funds based upon their demonstrated capacity to achieve the following: (1) Identify people living with HIV/AIDS, (2) Increase inventory of affordable units for people living with HIV/AIDS, (3) Provide direct client support to obtain or maintain housing and prevent homelessness, (4) Identify resources for people living with HIV/AIDS. In order to ensure that households being served with HOPWA funds will avoid the threat of homelessness, particular consideration will be given to those agencies that were funded in the previous program year and demonstrated effective use of funds. An HIV/AIDS Housing Steering Committee (a committee of medical care providers, housing agencies and HOPWA project sponsors) remains in direct contact with people living with HIV/AIDS. Their combined knowledge of the medical and supportive services providers ensures that distribution of funds is equitable among the providers and client needs throughout the state.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Project sponsors are non-profits (including faith-based organizations) or government agencies targeting services to individuals living within the State's metropolitan statistical areas. Project sponsors must demonstrate the ability to manage the HOPWA program and all applicable State and Federal policies and procedures including compliance with Federal and State non-discrimination laws. Project sponsors must have established internal control and fiscal accounting procedures. Project sponsors should demonstrate the ability to coordinate, where appropriate, client services with other services providers and leverage, where possible, other resources toward meeting overall client needs and program goals. Program Sponsors must demonstrate the ability to meet all reporting and record keeping requirements including maintaining the confidentiality of client records. Project Sponsors must demonstrate that they can and will make third party payments without identifying clients as HOPWA recipients or as having HIV or AIDS.</p> <p>The funding allocation is a competitive process that begins with a Request for Proposal (RFP). This competitive process includes the review of proposals and funding recommendations offered by a diverse group of stakeholders: State HOPWA Allocation Committee, Grantee staff, Other State and/or local government representatives, Continuum of Care representatives, Other service providers, and Community members. The HOPWA Allocation Committee reviews and assesses against desired program criteria, and awards are made to individual organizations.</p> <p>The State HOPWA program posts public notice for RFP in the on the Department of Workforce Services Grant page (https://jobs.utah.gov/department/rfg/index.html) and the HCD Homelessness Programs grant page (https://jobs.utah.gov/housing/homelessness/index.html) to apply for HOPWA funding. Application workshops are held to educate and inform applicants on how to apply for funding. The deadline for application submission is set before the workshop.</p>
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<p>Describe how resources will be allocated among funding categories.</p>	<p>HCD will only use the authorized administrative cost limit of 3% to manage the program. Project sponsors will be limited to the authorized administrative cost of 7%. This will be monitored when HCD processes requests for funds. Other than administration funds, HOPWA has emphasized rental assistance for persons with HIV/AIDS. HUD provides HOPWA grantees the flexibility to determine how best to apportion recipients.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There are no limits or threshold factors in the awarding of HOPWA funds.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>As a result of HOPWA's method of distribution HOPWA expects to; (1) increase inventory of affordable units for people living with HIV/AIDS, (2) provide direct client support to obtain or maintain housing and prevent homelessness, and (3) identify resources for people living with HIV/AIDS.</p>
4	<p>State Program Name:</p>	<p>The State of Utah Emergency Solutions Grant Program</p>
	<p>Funding Sources:</p>	<p>ESG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Solutions Grant (ESG) Program provides financial assistance and essential services to homeless individuals and families. ESG provides housing relocation services to align homeless households with affordable housing and activities that promote self-sufficiency and stability.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The state of Utah ESG program awards funding through a competitive Request for Proposal (RFP) process. The HCD Homelessness Funding application process includes ESG, TANF, and state appropriations in order to coordinate priorities and to meet the match requirement for ESG funding. The State Homeless Coordinating Committee (SHCC) sets state priorities for the competitive grant process based on HUD Hearth Act, HUD priorities in regard the chronic, veterans, families and youth as well as the specific needs identified in collaboration with partners and CoCs. HCD coordinates the review process with SHCC Allocation Committee which includes CoC leadership and the Collaborative Applicant Lead Agency in order to align goals and resources. HCD utilizes ESG for applications that support HUD goals and objectives. The Allocation Committee is given scoring criteria for each section of the application including: General Information, Project Information, Agency Overview, Funding Purpose, Project Inventory, Project Allowable Activities, Project Description, Funding Gap Analysis, Homelessness Budget, and required Application Attachments. HCD follows HUD direction to allocate no more that 60% of ESG funds for shelter and outreach. The primary focus is Rapid Rehousing dollars for those staying in shelters who are literally homeless and street outreach to identify unsheltered households and offer services and housing.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The State of Utah, Housing and Community Development (HCD), has consolidated both state and federal sources of homelessness program grants into a single application process, HCD Homelessness Funding. This competitive RFP for funding is open to: Public or private not-for-profit organizations, faith-based organizations, state departments and agencies, units of local governments and Indian tribal governments.</p> <p>A statewide allocation plan was developed by an allocation committee and approved by the interagency council on homelessness (the State Homeless Coordinating Committee (SHCC)). The HCD Homelessness Programs Office oversees the funding process for proposals from programs statewide that serve homeless persons according to HUD’s definition of homelessness. All agencies that serve households experiencing homelessness with services that fall within state and federal goals are encouraged to apply. Training is provided for the application process as well as training of ESG regulations and requirements. The SHCC, Allocation Committee scores and prioritizes funding proposals, then, creates recommendations regarding the distribution of ESG. The recommendations are presented to the SHCC for final approval.</p>

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

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>By prioritizing Emergency Shelter, Street Outreach and Rapid Rehousing projects throughout the state that target only literally homeless and those who are most vulnerable, HCD expects the following outcomes: 1) Reduction in the number of people living on the streets or in emergency shelter, 2) Reduction in the length of time individuals and households remain homeless, and 3) Increase in exits to a permanent housing destinations.</p>
5	<p>State Program Name:</p>	<p>Utah Small Cities Community Development Block Grant Program</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Utah Small Cities Community Development Block Grant Program is dedicated to the promotion of local community development in rural Utah. The CDBG program funds activities such as infrastructure development, affordable housing, and public services. This program is an essential part of promoting sustainability in Utah’s rural communities.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Annually, Utah provides an allocation to each of the regional associations of governments AOGs who then score applications based on approved rating and ranking systems. The 2019 State allocation will be divided 7 ways. Cities over 50,000 and counties over 200,000 in population receive their own allocations of federal CDBG funds directly from HUD and are not factored into this calculation. Each AOG has developed its own rating and ranking system to determine how to award CDBG funds to applicants. The 8 mandated criteria are as follows:</p> <ol style="list-style-type: none"> 1) "Capacity to carry out the grant". In other words the grantee must have a history of successful grant administration in order to receive full points in this category. 2) "Job creation". Points are given to projects that create or retain jobs. 3) "Housing stock". Housing is a state priority. Housing projects that improve or expand affordable housing stock are given additional points. 4) "Affordable housing plan". Utah House Bill 295 requires all cities and counties to address the problems associated with the availability of affordable housing in their community's plan. 5) "Extent of Poverty". Points are given for the percentage of low-income, and very low-income persons benefiting either from the project or carried out in a low-income community. 6) "Financial commitment to community development". Points are given to communities who show commitment based on criteria selected by the regional AOGs. 7) "Project Maturity". Each application must contain a specific and detailed scope of work that contains a narrative description and a detailed. cost estimate. The AOG should determine the immediate viability of the project. Leveraging is also considered as part of this criteria. 8) "Planning". The AOGs review the 5-year Consolidated Plans, as well as more recent annual updates to the consolidated plan, when available, and then establish regional priorities and award points accordingly. <p>Additional criteria chosen by each AOG can be added to the criteria listed above.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The Utah Small Cities CDBG program in Utah goes to great lengths to ensure that all eligible applicants are notified and prepared to apply for CDBG funds. On an annual basis the State holds 12 How-to-Apply workshops throughout the state. Counties, cities, towns, and private and public service providers are invited to attend. In this workshop State staff and AOG representatives present and review the annually updated CDBG Application Policies and Procedures manual. This manual clearly outlines the procedures for applying for CDBG funds. It explains the CDBG rating and ranking systems, important deadlines, and all other information needed to successfully apply for funds. These workshops are well attended. State and AOG Staff are all made available to applicants. The application policies and procedures manual is also on CDBGs website at https://jobs.utah.gov/housing/community/cdbg/publications.html</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>CDBG funding categories include admin, planning, technical assistance, housing, public facilities, public services, and “other”. Each AOG has developed their own rating and ranking system according to the needs of their regions. The rating and ranking systems promote certain project types over others. However, regional funding priorities reflect the needs of the region. The state has final approval authority over these systems, and they must include the state’s mandatory elements (Capacity to Carry Out the Grant, Job Creation, Housing Stock, Affordable Housing Plan, Extent of Poverty, Financial Commitment to Community Development, Project Maturity, Planning). The rating and ranking systems are evaluated each year and modifications are made. Special efforts continue to eliminate subjectivity and create clearer scoring criteria.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>The minimum CDBG grant award is \$30,000. Some AOGs have chosen to limit the maximum grant size. However, this varies by region. Most grants range from \$100,000 to \$300,000.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The 2019 Method of Distribution uses a formula that takes into account the following criteria that are applied to each region.</p> <ul style="list-style-type: none"> % of State LMI Population Average Poverty Rate Pre 1980 Housing Pre-Approved LMI Communities <p>This formula will focus resources in the rural communities that have the greatest need.</p>

Projects

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

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

HOME has prioritized the creation of new affordable housing. CDBG has prioritized public infrastructure and affordable housing because that reflects the needs identified in most rural communities. ESG has prioritized programs that serve the literally homeless with interventions that are tailored to participant's needs and result in housing stability. HOPWA is dedicated to providing affordable housing for persons with HIV/AIDS.

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

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

Regulations attached to federal funds have been another obstacle. This has been especially true for the CDBG program that operate primarily in rural Utah. Applicants from rural areas often do not have expertise to ensure compliance with the various regulations imposed by HUD.

Geographic Distribution

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

Geographic Distribution

Target Area	Percentage of Funds
Five County Association of Governments	4
Mountainland Association of Governments	4
Southeastern Utah Association of Local Governments	4
Wasatch Front Regional Council	4
Six County Association of Governments	4
Bear River Association of Governments	4
Uintah Basin Association of Governments	4
State of Utah	72

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME, HOPWA and ESG funds are not distributed geographically. CDBG funds are distributed to the seven regional associations of governments based on a formula approved by the CDBG Policy Committee that uses specific criteria to ensure that the funding will be used in the regions with the greatest community development needs. The percentage of funds that they receive in relation to the total funds the four State programs receive is listed above in table 6. NHTF funds prioritize rural areas in their project scoring methodology. However, the NHTF allocation plan does not have a set aside for specific rural areas.

Program Specific Requirements

Affordable Housing

HCD has made great progress towards providing affordable housing. The creation of new affordable units is the primary focus of the Olene Walker Housing Loan Fund and the National Housing Trust Fund, and is also supported by the other programs at HCD. The NHTF program awards special points for elderly, disabled and/or homeless individuals. Rehab of existing units is also supported by HCD funds.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	1,225
Special-Needs	0
Total	1,525

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	350
The Production of New Units	750
Rehab of Existing Units	350
Acquisition of Existing Units	75
Total	1,525

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

Discussion:

HCD has chosen to focus on the creation of affordable housing and on ending chronic homelessness. Special needs groups such as veterans, youth aging out of foster care, single mothers, victims of domestic violence, the elderly, and disable households all add value to the application process for the HOME program. HCD will award special points for elderly, disabled and/or homeless individuals. The NHTF awards extra value to project targeting elderly and rural populations. The reason this is not reflected in HCD's goals is that funds are designated for affordability and not set-aside or earmarked for any of these special needs populations.

Public Housing

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

The State of Utah CDBG program has historically provided funding to cities and counties that pass through grants to the following rural housing authorities that operate public housing units: Beaver City (18), Carbon County (121), Emery County (24) and Tooele (22). Most of the funding is used for multi-family housing rehabilitation.

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

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

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

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

Homeless and Other Special Needs Activities

Introduction

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

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

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

The three key system measurements of progress in alignment with “Home, Together”, the US Interagency Council on Homelessness, and the HEARTH Act for HCD Homelessness Funding are to:

1. Reduce the rate of first time homelessness;
2. Reduce the time individuals and households remain homeless; and
3. Reduce returns to homelessness.

A large percentage of the state ESG funding has been designated to street outreach to identify unsheltered households’ needs through conducting assessments and offering services ranging from basic hygiene items to permanent supportive housing contingent upon the level of support and individual or family may need. ESG and state funding is prioritized for street outreach staff in order to provide necessary resources for connecting unsheltered homeless individuals to coordinated assessment tools designated by the CoCs. The goal for street outreach projects specifically, are to increase the number of unsheltered individuals enrolled in emergency shelter, rapid rehousing or other permanent housing destinations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State of Utah’s ESG funding will continue to be allocated to emergency shelters throughout the state for case management, operations and maintenance. With Utah’s weather conditions being potentially life-threatening, it is imperative that these facilities and/or emergency motel vouchers exist to ensure that no lives are lost due to inadequate sheltering. Utilizing state funds, HCD also prioritizes funding for shelter diversion programs and training on diversion best practices. Diversion creates the opportunity to ensure that only the persons who have no other resources are being served within

emergency shelter. If an individual or family can not be diverted, rapid housing solutions are most effectively utilized for those who would remain homeless. This strategy enables us to maximize the use of shelter facilities and vouchers. Housing and Community Development (HCD) encourages best practices be used in temporary shelter or when housing individuals and families. In addition, HCD awarded emergency shelters with rapid rehousing dollars in order to facilitate a timely and appropriate exit from shelter in order to support outcomes and measures for funding. HCD funds transitional housing in limited instances where studies have shown that it is effective among certain sub-populations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

employment, education, or youth needs

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

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

Utah Department of Corrections in conjunction with the Utah Board of Pardons and Parole commit to not release state inmates on parole to a homeless shelter or into a homeless situation. Paroling inmates must have a residence that has been verified by AP&P agents prior to release or be assigned to a UDC Community Corrections Center for housing. Efforts are made to ensure that the residence is suitable housing. Additionally, services are provided to inmates to reduce recidivism and housing stability including: education, substance abuse treatment, vocational training/certification, employment (job readiness and resume courses) and transitional cognitive courses. Discharge options include residential treatment, boarding homes, halfway houses, market rate apartments, and family /friends. There have been several programs implemented to provide additional layers of support as well. Women's Assistance and Reentry Mentoring (WARM) is a housing and mentoring program targeting women being released from prison run through the Housing Authority of the County of Salt Lake (HACSL), Re-Entry Assistance Program (REAP) assists those exiting jail run through Golden Spike Outreach, and Your Parole Requires Extensive Preparation (YPREP) is aimed towards furthering inmate education run through the Utah Department of Corrections are a few examples of programs that assist those transitioning from incarceration.

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

HCD will continue to support the efforts made by partnering agencies and provide assistance when applicable. The DWS supportive services committee continues to refine protocol to support employment

for those leaving incarceration, juvenile justice, and foster care.

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

HOPWA Goals

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

Barriers to affordable housing

Introduction:

Housing Affordability is an issue that HCD takes very seriously. A large majority of HCD's funds go towards promoting affordable housing in the form of new affordable units and preservation of existing affordable units. HCD works with cities to eliminate barriers to fair housing. State law requires communities to compete affordable housing plans. HCD has taken the initiative in promoting the completion of quality plans. A new affordable housing plan database and template has been created by staff, and trainings and outreach has been effective in improving the quality of plans.

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

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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

Utah State Law requires some municipalities to write affordable housing plans which are meant to be updated every two years. HCD staff receive and evaluate these plans. Staff provide technical training and guidance to municipalities regarding the appropriate analyses and evaluations which they are meant to undertake. Staff have recently created a sophisticated rubric and scoring mechanism for evaluating these plans and are actively giving feedback to municipalities as to how to improve their plans. Furthermore, staff have created an advanced online template which allows communities to gather pertinent data, in both text, and graphic format. This template is very easy to use and is currently in use by communities throughout the state. Trainings on this new technology are being held to educate municipalities on how to improve their affordable housing plans. These trainings are being held statewide, including at the annual Utah American Planning Association.

The affordable housing plans are intended to evaluate land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential

investment.

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

Other Actions

Actions planned to address obstacles to meeting underserved needs

The biggest obstacle to underserved needs in the small cities CDBG program is the lack of adequate federal funding from HUD. As cities and counties have grown in population and left the state program, the annual allocation has dropped from a high of \$8.2 million in 2003 to only \$4.86 million in 2017. There simply isn't enough funding to meet the community development needs of the communities. Critical infrastructure projects; water, sewer, and public safety continue to be a high priority. With only \$500,000 - \$600,000 available in most regions, only one or two of these projects can be funded in each region, and their size and scope is limited. The regional rating and ranking systems award additional points for leveraged funds and this encourages applicants to seek matching funds for their projects. This system maximizes the CDBG impact throughout the state.

Actions planned to foster and maintain affordable housing

The HOME, ESG, and HOPWA programs are all focused on different segments of the housing market. These programs employ their own unique methods to fostering and maintaining affordable housing. The HOME program is dedicated to the creation of new affordable housing. Each year the HOME program is responsible for the creation of new affordable housing units. Over the last five years OWHLF has averaged creating or preserving 933 affordable units per year. The HOME program works with all the properties it funds to ensure that the properties are operated successfully. HOME staff study all properties to determine that they are economically viable. HOME also inspects all properties it funds to ensure that affordable housing is maintained in good condition and that all residents have submitted appropriate paperwork and are correctly placed within their units. Units approved by HOME target (and are affordable to) individuals which on average earn 40 percent of the area median income.

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

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

The CDBG program funds projects intended to support affordable housing. The Bear River and Uintah Basin regions operate homebuyer assistance programs for low and moderate income homebuyers. The state CDBG program continues to preserve affordable housing units by supporting single family housing rehab programs in four of the seven AOG regions. Low and moderate income (LMI) families depend on the CDBG program to make critical improvements to their homes such as water/sewer lines, roof replacement, ADA modifications, and heating systems. These programs make it possible for many

elderly LMI persons to stay in their homes.

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

The small annual CDBG allocation combined with Utah's Method of Distribution makes it difficult to fund programs designed to reduce the number of poverty level families. By statute, the state's allocation is divided by seven regional organizations and these organizations have the authority and control over which projects will be funded. Since public service type projects are limited to 15% of the annual allocation, job training programs are uncommon. Instead, the priorities for 2019 continue to be community infrastructure improvements and affordable housing. Single family housing rehab programs throughout the state preserve the affordable housing stock in the rural areas and improve the housing conditions for poverty-level families; but do not reduce their numbers.

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

Actions planned to develop institutional structure

Below is a listing of training sessions that the CDBG program staff provides annually for community

partners:

CDBG Application Workshops - 12 throughout the state during October. All eligible cities, towns, counties and service providers are invited to attend. Technical assistance and application requirements are provided to attendees.

CDBG Grantee Workshop - Held in April each year. This is a mandatory workshop for all applicants that have been awarded funding for the coming year. Training is provided to ensure that all CDBG requirements are met during the life of the project.

CDBG Policy Committee Meetings - 3 meetings per year. These meetings with elected officials and the regional Association of Governments (AOG) representatives provide valuable information regarding new program requirements and best practices for program policies and procedures. and procedures.

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

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

The CDBG program allocates funding to seven regional organizations. Application workshops are held throughout the state and the 10 housing authorities located in the non-entitlement areas are invited to apply for funding through eligible applicants (cities and counties). Decent, safe, affordable housing is a priority in Utah and CDBG funding is used by the housing authorities to acquire and rehabilitate affordable housing throughout the state. Since CDBG funds cannot be used to construct housing, acquisition projects are often leveraged with HOME funds for new single and multi-family housing projects carried out by private developers.

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

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the

Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. This Annual Action Plan Covers 2019.	90.00%

HOME Investment Partnership Program (HOME)

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

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

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

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

homeownership loans are non-repercussion loans and HCD will not seek additional recompense beyond the outstanding value of the loan. Depending upon each particular project, HCD will apply one of the basic options for recapture:

1. HCD can recapture the balance remaining on the entire amount of the HOME assistance from the borrower/grantee if the property is sold during the HUD affordability period; if no payments have been made HCD will recapture the entire balance of the loan,
2. HCD can elect to reduce the amount of HOME assistance to be repaid on a pro-rata basis according to the amount of the affordability period the borrower/grantee has owned and occupied the property,
3. HCD and the borrower/grantee can share the net proceeds of the sale of the property based upon the ratio of the HOME assistance provided to the sum of the borrower/grantee's investment plus the HOME assistance, or
4. HCD may allow the borrower/grantee to recover his/her entire investment before any of the HOME assistance is repaid to the HCD from the remaining net proceeds of the sale of the property.

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

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

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

Only rarely does HCD apply resale provisions. Resale option is typically used in areas where it is difficult to obtain affordable housing such as areas with high home prices, rapidly appreciating housing costs, shortage of affordable homes and no land available. In this case, the property must remain affordable for the length of the HUD designated affordability period. If the original borrower/grantee sells the property, it must be sold to a buyer with an AMI between 65%-80%. Depending upon each particular project, HCD will ensure that the resale price must provide the original borrower with a "fair return on investment" which includes any initial investment by the borrower as well as any capital investment. The fair return will be based off of the percentage

change in the Consumer Price Index over the period of ownership. In a declining market, a loss of investment may constitute a “fair return on investment”. Capital investments must increase the value of the home, prolong the life of the home, adapt it to new uses and last longer than one year. Capital improvements may include, but are not limited to the following: new roof, additions to the home, kitchen or bathroom modernization, landscaping, fence.

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

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

Emergency Solutions Grant (ESG)

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

This will be included as an attachment.

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

HCD works to ensure that all of the CoCs and subrecipients of ESG are participating in a coordinated assessment system. When monitoring, staff reviews these processes to ensure that subrecipients are actively participating. Additionally, the State’s three CoCs have contracted for a quick assessment system to be built within HMIS. This quick assessment was vetted through the Local Homeless Coordinating Committees (LHCCs) by way of the coordinated assessment workgroup. Below are explanations of how the three CoCs have implemented a coordinated assessment system: Balance of State: The Balance of State (BoS) consists of 25 out of 29 counties throughout Utah. The BoS consists of 11 LHCCS. The majority of the BoS LHCCs utilize the quick assessment within HMIS. The BoS CoC is also currently experimenting with the VI-SPDAT as an initial assessment tool, which will be used in conjunction with the point in time count as a way of identifying vulnerable and chronically homeless persons that will be placed on a community-based housing wait list. Specialized service groups are being consulted for ideas to address prioritization for homeless prevention services and participation from agencies that provide services to victims of domestic violence. Each CoC is to develop a specific policy on how its particular system will address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault or stalking, but who are seeking shelter or services from non-victim service providers

Mountainland: Mountainland CoC operates the coordinated intake and assessment system through 2-1-1 in partnership with the housing and homeless service providers. A client may present for services at any CoC service provider or contact the coordinated intake and assessment system through United Way

2-1-1. Following the initial standardized assessment (including a quick assessment for emergency services), the system is consulted to give clear direction for accessing appropriate services. Persons are then tracked as they progress toward housing and/or support services. Prioritization is given to certain populations, such as vulnerable chronic homeless persons, DV survivors where housing is an element of their overall safety, and homeless families with children where family unity is essential.

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

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

The state of Utah does not offer sub-awards.

State ESG funds are allocated through the HCD Homelessness Funding process, which includes allocation recommendations from the State Homeless Coordinating Committee's (SHCC) Allocation Committee and approval by the SHCC. The SHCC is chaired by the Lt. Governor and is representative of homeless stakeholders statewide including the CoC chair (or designee) from each of the three CoCs. Applications for funding are presented first to the SHCC's Allocation Committee which reviews and recommends a list of entities to fund. Once approved, the priorities are presented to the SHCC for approval. The Homelessness Programs Office (HPO) then issues a press release publicizing the request for proposal and a state-wide training. Any interested parties are invited to attend this training and apply for funding, including nonprofit organizations, community and faith-based organizations and local government entities. The training covers specific guidance for and presentation of funding priorities and any changes in application process. The conclusion of the training also marks the day the online application will be open. After an appropriate amount of time, the application is closed and HPO staff and the allocation committee begins reviewing the applications and score them based on past performance and strength of application. A list of recommendations is presented to the SHCC for final approval.

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

regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

The three key system measurements of progress in alignment with “Home, Together”, the US Interagency Council on Homelessness, and the HEARTH Act for HCD Homelessness Funding are to:

1. Reduce the rate of first time homelessness;
2. Reduce the time individuals and households remain homeless; and
3. Reduce returns to homelessness.

State ESG recipient coordinates with each CoC to develop performance standards that will provide a measure to evaluate each ESG service provider’s effectiveness including how well the provider succeeded at 1) targeting those who need the assistance most, 2) reducing the number of people living on the streets or emergency shelters, 3) shortening the time people spend homeless, and 4) reducing each program participant’s housing barriers or housing stability risks. HPO recognizes that performance measures will continue to evolve as we become more proficient in administering the program and better able to identify and address the underlying issues of homelessness.

Housing Trust Fund (HTF)

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

- Applications submitted by eligible recipients

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

N/A

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

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

Any entity can apply for NHTF funds. Most applicants are partnerships between non-profit organizations such as housing authorities and private developers. The only accepted use of NHTF funds is in the development of extremely affordable multi-family housing. These are units which target extremely low income persons/households who make 300% or less of the Area Median Income (AMI). OWHLF will not use NHTF to fund homeownership, or for administration or planning costs. All HTF-assisted rental housing will meet a 30-year affordability period. HCD administers HTF funds directly and does not employ a sub-grantee to distribute funds. HCD does award a small bonus to applicants targeting homeless individuals and the elderly. OWHLF has also chosen to award points additional points for rural projects, however no funds are set aside to target rural areas or specific urban areas.

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

Applications to apply for NHTF funds are available on the OWHLF housing.utah.gov webpage. These application are submitted to Daniel Herbert-Voss at dhvoss@utah.gov. Application must be submitted 6 weeks prior to quarterly board meetings. The dates of these board meeting are available at housing.utah.gov. The next two OWHLF board meetings are on July 18, 2019 and October 24, 2019. Applicants are usually in communication with Daniel throughout the application process. Applicants are then brought before the OWHLF board and the board approves or denies the request for funds. As part of the board review, OWHLF staff make a recommendation to fund or not fund an applicant.

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

So far all applicants who have units below 30% AMI have been awarded AMI. The state has a method to score applicants should funding decisions be made between eligible applicants, but so far that has not been the case.

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

HCD has no set aside for specific geographic areas. A small 2 point bonus is given to projects in

rural areas.

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

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

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

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

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

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

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

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

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

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

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

Yes

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

Yes

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

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

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

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

HCD has chosen to use the HUD HOME Program per Unit Subsidy Limits as a base limit from which to determine appropriate subsidy calculations for the HTF Program. HCDs HTF subsidy limits will be

calculated on a per-unit basis and will vary depending on unit size. The following table indicated the per unit subsidy:

SRO/Studio: \$152,367

1BR: \$174,669

2BR: \$212,394

3BR: \$274,770

4BR: \$301,612

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

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

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

N/A

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

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental

housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

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

N/A