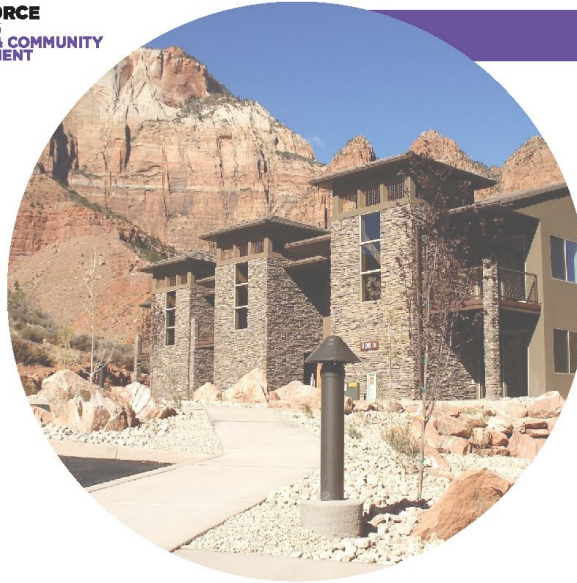




**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT



# Annual Action Plan Program Year 2024

**July 1, 2024 to June 30, 2025**

For the:

- State of Utah Community Development Block Grant (CDBG) Program
  - HOME Investment Partnerships (HOME) Program
  - Emergency Solutions Grants (ESG) Program
- Housing Opportunities for Persons With AIDS (HOPWA) Program



**WORKFORCE  
SERVICES**  
HOMELESS SERVICES

Contact Alyssa Gamble at [angamble@utah.gov](mailto:angamble@utah.gov) for more information

# Executive Summary

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

### 1. Introduction

This 2024 Annual Action Plan has been prepared by the Utah Department of Workforce Services (DWS) Housing and Community Development Division (HCD) and Office of Homeless Services to document the goals and priorities of the Utah Small Cities Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with Aids (HOPWA) programs for the program year 2024 (July 1, 2024 to June 30, 2025). Funding is allocated to Utah from the U.S Department of Housing and Urban Development (HUD) through formula block grants. Community development, homeless services and housing needs are determined at the state and local levels. CDBG awards are determined by the seven regional associations of governments (AOG) and submitted to the state for review. ESG and HOPWA funding requests are reviewed and approved by the Utah Homeless Services Board, based on input by Local Homeless Council's (LHC), Continuum of Care's (CoC), and the Utah Homeless Network (UHN). HOME and HTF funding has prioritized the funding of new construction or rehabilitation of affordable housing. Funding decisions are made by the Olene Walker Housing Loan Fund (OWHLF) Board. This plan summarizes the types of projects that will be carried out to meet state and regional goals, objectives, and priorities.

### 2. Summarize the objectives and outcomes identified in the Plan

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

The DWS objectives are to create safe affordable housing and promote sustainable communities throughout Utah. The priorities identified in this plan can be found in section SP-25 of the Consolidated Plan. They include a focus on the funding of new affordable housing projects, an investment in community infrastructure and services, and various efforts targeting homelessness including making homelessness brief, rare, and non-recurring.

### 3. Evaluation of past performance

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

The Office of Homeless Services (OHS) and Housing and Community Development Division (HCD) reviewed Annual Action Plans and the Consolidated Annual Performance Reports (CAPERs) submitted to HUD under the 2020-2024 Consolidated Plan for evaluation of HOME, HTF, CDBG, ESG and HOPWA past performance. The CAPERs provide an evaluation of past performance and indicate accomplishments in relation to established goals and priorities. Utah’s Annual Action plans and CAPERs can be found at: <https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/>. HCD and OHS have found the selected goals and projects in the consolidated plan to be effective and needed in the state, as programs continue to identify needs for these projects from communities, nonprofits, developers, and other stakeholders.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

HCD has gone to great lengths to ensure broad citizen participation and extensive consultation with community partners. In regard to the Community Development Block Grant (CDBG) program sections of this plan, the state consulted directly with the six regional Associations of Governments (AOG) and Wasatch Front Regional Council (WFRC). CDBG funding was allocated to each of the AOGs and WFRC to consult with the towns, cities and counties to prepare a regional community development and housing needs assessment. Public hearings were held in each region to review the plans prior to submitting to the state for incorporation into the final state Consolidated Plan. The citizen participation process for this PY24 Annual Action Plan, HCD posted a notice on the State Public Notice Website on December 14, 2023 for each of the CPD programs. This notice gave the public and partners the opportunity to provide input on community development needs to include in the 2024 Annual Action Plan before the plan was developed. A hearing to discuss these needs was held on April 8, 2024. The 2024 plan was developed in April 2024 and a draft of the plan was posted for comment on the public notice website on April 22, 2024. A public hearing to discuss the 2024 plan will be held on May 30, 2024.

#### **5. Summary of public comments**

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

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

Members of the public were invited to attend both public hearings. No comments were offered during the community needs hearing, but a question was asked about when the draft plan would be available. The AAP public hearing has not been held and this section will be updated at the conclusion of that hearing to document any comments made.

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

No comments were made during the hearing for the community development needs that were not accepted. This section will be updated following the conclusion of the public hearing for the draft plan.

## **7. Summary**

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	UTAH		DWS/Housing and Community Development Division
HOPWA Administrator	UTAH		DWS/Office of Homeless Services
HOME Administrator	UTAH		DWS/Housing and Community Development Division
ESG Administrator	UTAH		DWS/Office of Homeless Services
	UTAH		DWS/Housing and Community Development Division

**Table 1 – Responsible Agencies**

**Narrative**

The Utah Department of Workforce Services is the State Department responsible for CPD programs. The Housing and Community Development Division administers the CDBG, HOME, and HTF Programs. The ESG and HOPWA programs are administered by the Office of Homeless Services.

**Consolidated Plan Public Contact Information**

Alyssa Gamble

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

### **1. Introduction**

The State CDBG program staff met with the representatives of the six regional associations of governments and the Wasatch Front Regional Council on September 20, 2023. This training provided guidance regarding the requirements, goals and resources available to prepare the 2024 Annual Action Plan. Local governments in each region are represented by an elected official on the CDBG Policy Committee which determines the Method of Distribution (MOD) of funding under the CDBG program.

All homeless services in the State of Utah are coordinated through the Office of Homeless Services, overseen by both the Governor-appointed Homeless Coordinator and the legislatively mandated Utah Homeless Services Board. Funding directly administered by the Office must be approved by the Utah Homeless Services Board, which is made up of private business leaders, major philanthropic donors, and Governor appointed members of the State Senate and House. Additionally, members of the homeless service community and those with lived experience also serve on the council.

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

The HOME and HTF programs are coordinated by the Olene Walker Housing Loan Fund Board (OWHLF) to provide safe, decent, and affordable housing in the State of Utah. The Utah Department of Workforce Services, Housing and Community Development Division (HCD) is the lead staffing agency supporting the OWHLF. The OWHLF Board is composed of 13 voting members representing local governments, mortgage lending, real estate sales, home builders, rental housing, housing advocacy, manufactured housing, transit-oriented development and rural interests. The Director of Housing and Community Development Division serves as secretary to the OWHLF board. The OWHLF approves the funding of multi-family projects with HOME and HTF funds.

The Commission on Housing Affordability is co-chaired by a state senator and a state representative and is comprised of voting members representing state representatives, the Department of Workforce Services, Governor appointed Homeless Coordinator, the Governor's Office of Economic Development, Utah Transit Authority, Utah Housing Corporation, Salt Lake Chamber, land development, real estate, banking, public housing authorities, redevelopment agencies, and rural interests. The commission provides recommendations for affordable housing.

Homeless efforts in Utah are coordinated by the Office of Homeless Services and overseen by the Utah Homeless Services Board (UHSB) and Governor appointed Homeless Coordinator. The UHSB approves all funding allocations awarded and contracts executed by the Office, and is mandated by state statute to include the members outlined in State of Utah HB298. The UHSB oversees the allocation processes for

Emergency Solutions Grant (ESG), Housing Opportunities for People with AIDS (HOPWA) and provides final approval for all homeless services' budgets. Which includes awarding of state and federal funding for the provision of homeless services. The Council is responsible for review of local and regional homelessness plans and cooperates with the Local Homeless Councils (LHC) as designated by the Utah Homeless Network.

**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**

A Continuum of Care (CoC) is a geographically based area identified to carry out the planning responsibilities of the U.S. Department of Housing and Urban Development's (HUD) CoC funding. The CoC Program is designed to promote community wide commitment to the goal of ending homelessness. The Office of Homeless Services coordinates directly with all three Continua of Care (CoC) and serves as the collaborative applicant for the Balance of State CoC. The Utah CoCs are further divided geographically and consist of 13 Local Homeless Councils (LHCs). To enhance homeless services coordination, LHC boards include elected officials, housing providers, health care providers, mental health providers, youth and veteran service providers, community advocates, homeless or formerly homeless individuals with lived experience, and other homeless service agencies. Additionally, the State coordinates directly with all three Continua of Care (CoC) by leading strategic planning and support efforts aligned with Utah's Strategic Plan on Homelessness (Strategic Plan) with the goals of making homelessness in Utah rare, brief and non-recurring. The Strategic Plan is focused on local accountability in the administration and alignment of funding, data quality, and program services as defined by the CoC, HUD guidance and regulations, as well as the nationally implemented System of Performance Measures. The Office supports the CoC funding priorities and administers a single statewide instance of the statewide Homeless Management Information System (HMIS). The State's partnership with the CoCs provides Ad Hoc, on-going and quarterly training opportunities to enhance the response of service providers addressing the needs of all those experiencing or at risk of experiencing homelessness. The Office also specifically prioritizes the needs of homeless families with children through State Homelessness funding, federal pass-through, and coordinating recommendations to HUD for CoC funding.

**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**

Consultation and coordination for allocation of funding and development of performance standards for ESG funded projects is coordinated through two layers of state oversight, the Utah Homeless Network Steering Committee (UHN) and the Utah Homeless Services Board (UHSB). The UHN contains members from every LHC and all three of the CoC Collaborative Applicants in Utah. This group reviews all ESG

funded project applications and makes recommendations to the larger UHSB. The UHN Steering Committee takes into consideration multiple factors related to the applications, including ability to administer federal funds, need in the community based on insight from the LHC, and historic performance of the projects. After reviewing recommendations from the UHN, the UHC makes final awards for specific projects. The UHC has a variety of members, including state legislative leaders, local philanthropic community representatives, private business partners, local faith leaders, a representative with lived experience, and five members of the UHN. Utilizing this layered approach, projects receive a high level of review to ensure they best meet the needs of the citizens of Utah. The Office of Homeless Services then works with those awarded grant funds to create policies and procedures specific to the projects. Utah has one HMIS for all three CoC's. This system covers all HMIS participating agencies and the Office of Homeless Services oversees the administration of the HMIS. Through a mixture of CoC, ESG, and state dollars this system provides a comprehensive look at project performance that is reviewed quarterly with all grantees and provided to both the UHN and UHC to aid in their funding decision making. The Office of Homeless Services has created robust policies and procedures for the HMIS and a HMIS Steering Committee provides feedback on these policies on a bimonthly basis.

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Utah Office of Homeless Services
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quarterly meetings with Public Housing Authorities to talk about the needs and goals of their area, discussing funding, coordination and support for upcoming federal grant opportunities, and ideas for how to improve client access to programs.
2	<b>Agency/Group/Organization</b>	Bear River Association of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bear River AOG has partnered with HCD on CDBG funded rural community development projects in the region.
3	<b>Agency/Group/Organization</b>	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AOG has partnered with HCD on CDBG funded rural community development projects in the region. They described a need for single family housing and challenges administering CDBG in the region given federal requirements and staff time required.
4	<b>Agency/Group/Organization</b>	Six County Association of Governments
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AOG has partnered with HCD on CDBG funded rural community development projects in the region.
5	<b>Agency/Group/Organization</b>	SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AOG has partnered with HCD on CDBG funded rural community development projects in the region. Described a greater need for transitional housing, and services like heat and weatherization in rural Utah counties. Limited staff and public transportation exist in these areas.

6	<b>Agency/Group/Organization</b>	Mountainland Association of Governments
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AOG has partnered with HCD on CDBG funded rural community development projects in the region. They described political will for action a challenge among the region and need for infrastructure, like sewer, water, and transportation.
7	<b>Agency/Group/Organization</b>	Wasatch Front Regional Council
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	WFRC has partnered with HCD on CDBG funded rural community development projects in the region. They described challenges with matching other sources of funding with CDBG.
8	<b>Agency/Group/Organization</b>	UINTAH BASIN ASSOCIATION OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AOG has partnered with HCD on CDBG funded rural community development projects in the region. The AOG identified land and water rights issues, rapid rehousing, food pantries and emergency shelter as needs. The AOG currently supports homeowner rehab and self-help housing activities.
9	<b>Agency/Group/Organization</b>	Utah Broadband Center
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Center is looking to identify which communities have specific access or affordability needs and are beginning a challenge process to identify unserved and underserved areas of the state for funding.
10	<b>Agency/Group/Organization</b>	WEBER COUNTY
	<b>Agency/Group/Organization Type</b>	Agency - Management of Public Land or Water Resources Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Weber county identified that there are needs for water and infrastructure for development. In some areas of the county, sewer is not available.

11	<b>Agency/Group/Organization</b>	SAN JUAN COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Planning and infrastructure needs, including transportation and broadband. Current populations are shrinking, leaving affordable housing stock to be rented. Consider government partnership, specifically with land.
12	<b>Agency/Group/Organization</b>	Dept. of Environmental Quality
	<b>Agency/Group/Organization Type</b>	Health Agency Agency - Management of Public Land or Water Resources Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lead paint in pre 1978 housing is a challenge, as we talk about housing preservation. Need additional support for local health departments in addressing elevated lead levels. Renovating companies are not certified and not required to notify. Rural Utah has limited options unless a Wasatch Front company is hired.
13	<b>Agency/Group/Organization</b>	Utah Community Action
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Described federal expansion of income eligibility levels and work to keep people in their homes.
14	<b>Agency/Group/Organization</b>	WAB Warming Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The WAB warming center described need for outreach services and opening a year-round shelter.
15	<b>Agency/Group/Organization</b>	Utah Division of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The state is working on hazard mitigation plans and a catastrophic housing plan. There are challenges finding matching funds for DEM grants.
16	<b>Agency/Group/Organization</b>	VERNAL CITY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city recently completed a housing plan and is putting in infrastructure. There are challenges with collecting information to apply.
17	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	There are current projects in the Salt Lake Valley and the organization coordinates with other HCD programs for critical home repair. There are large numbers of people to serve with limited funding and challenges with land acquisition and referrals for home repair.
18	<b>Agency/Group/Organization</b>	Utah Association of Realtors
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Civic Leaders Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Describes need for local zoning change and missing middle housing to promote affordable housing development.
19	<b>Agency/Group/Organization</b>	BEAR RIVER MENTAL HEALTH
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Described challenges that are sustainable and affordable for those struggling with Mental Health.
20	<b>Agency/Group/Organization</b>	DAVIS COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Described that there is a need for more affordable housing.



21	<b>Agency/Group/Organization</b>	Utah Housing Assistance Fund
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The UHAF is operated in the Housing and Community Development Division of the State of Utah. A meeting with the program manager described that these funds can be used for mortgage assistance and home repair. The home repair side can be used for lead, radon, and mold remediation; mobility and ADA accessibility; and other significant home repairs to keep residents in homes. Challenge is in increasing the number of residents aware of these resources.
22	<b>Agency/Group/Organization</b>	Moab Community Land Trust
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Moab Community Land Trust provides Grand County, Moab City, and Northern San Juan County with permanent stock of affordable housing in the community. They serve residents of the area who are under 100% AMI who demonstrate that they are current or retired employees of the area or who have a disability. Challenges include difficulty with subcontracting construction work, strict program requirements for funding sources, limited staff capacity, and a significant need for transitional housing in the area.

23	<b>Agency/Group/Organization</b>	Intermountain Healthcare
	<b>Agency/Group/Organization Type</b>	Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Intermountain Healthcare provides client assessments of needs and provides funding to fill gaps in housing to support community health. They are working to connect with partners to identify needs across the state to direct the funding.

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

HCD has consulted with all community partners during the process of planning for the 2024 Program Year.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Dept. of Workforce Services Office of Homeless Services	Identifies goals and strategies to address homelessness and coordinate with partners in the state.
State of Utah Natural Hazard Mitigation Plan 2019	Utah Department of Emergency Management	Addresses natural hazard risks and vulnerabilities of Utah residents, communities, and infrastructure.
Utah Broadband Plan	Utah Broadband Advisory Council	Improve digital access for underserved communities throughout the state.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Guiding our Growth	Governors Office of Planning and Budget	Discuss with Utah residents, elected officials, and planners opinions about housing, water, transportation, and open space policy related to growth projections in the state.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

The Utah Division of Emergency Management and regions throughout the state draft a five-year Natural Hazard Mitigation Plan, which is approved by the State and FEMA to address hazard risks and vulnerabilities to the various geologic, weather, and climatic hazards present throughout the state. Following the Covid-19 pandemic, 2020 Magna Earthquake, and decades long drought, resilience and mitigation have been top of mind across the State. Worst case scenario earthquake events on the Wasatch Fault, running the length of the highest population area of the state, would have a catastrophic outcome on the public and local economy according to the 2019 State Hazard Mitigation Plan. Utahns are exposed to extreme heat and cold, both of which can be life threatening. HCD programs like HEAT and Weatherization aid with utilities and rehabilitation of units for energy efficiency for qualifying persons. The State of Utah has had specific focus on the management of the State’s Water Resources for several years and HCD has supported millions of dollars of infrastructure improvements and water metering initiatives. These measures may be funded through the State’s Permanent Community Impact Funding. The Utah Broadband Center (UBC) is a state office which delivers broadband infrastructure and digital equity services across the State of Utah. All 29 Utah Counties are expanding broadband infrastructure. The Utah Broadband Advisory Council coordinates and collaborates broadband adoption and deployment efforts, working side by side with private sector and higher education institutions to address the digital divide in Utah’s 29 Counties. The Utah Broadband Center has produced plans, data and mapping indicating what parts of the state have access to different types of broadband service, and largely most of the state receives coverage. Affordability continues to be an issue in the state. Congress has not passed the Affordable Connectivity Program and the UBC anticipates that this will create a barrier for low income and underserved Utahns who had previously received funding through the program to pay for internet service. This change in funding will likely limit access to affordable internet throughout the state. Other needs for digital access include rural and tribal lands access, digital literacy, cyber security awareness, and access to devices. In 2024, the UBC is completing their Digital Equity plan and is anticipating receiving funding from the Infrastructure Investment and Jobs Act to support broadband access to unserved and underserved areas. One of the focus areas for unserved and underserved areas is ensuring that multi family housing over a certain number of units is adequately served, including how landlords of these developments are passing down any increase from the ISP to the residents of the units.

## **AP-12 Participation - 91.115, 91.300(c)**

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

HCD and OHS have engaged the public in many forms as part of the process of creating this plan. The CDBG program requires each AOG receiving state CDBG funds to create their own Regional Annual Action Plan. AOGs are required to involve the public, this is done through community outreach as AOG staff and HCD staff hold How-to-Apply Workshops throughout the state. Each AOG is required to have a public comment period and public hearings for the plans. The ESG and HOPWA programs are constantly coordinating with the COCs, nonprofit organizations and other partners in working together within the framework established by the State Homelessness Coordinating Committee. The primary opportunity for the public to comment on the action plan goals occurs at the hearings held for the 2024 Annual Action Plan. HCD posted a notice on the State Public Notice Website to identify community development needs on February 28, 2024. The comment period extended from March 8 to April 7, 2024 and a public hearing was held on April 8, 2024 at the Olene Walker Building. The links for the notice posting can be found as follows in English and Spanish: Olene Walker Housing Loan Fund Board: <https://www.utah.gov/pmn/sitemap/notice/896111.html>; <https://www.utah.gov/pmn/sitemap/notice/896137.html>

Community Development Block Grant Program: <https://www.utah.gov/pmn/sitemap/notice/896215.html>; <https://www.utah.gov/pmn/sitemap/notice/896211.html>

Utah Homeless Services Board: <https://www.utah.gov/pmn/sitemap/notice/896241.html>; <https://www.utah.gov/pmn/sitemap/notice/896245.html>

The 2024 plan was developed during April 2024 and a draft of the plan was posted for comment on the public notice website on May 20, 2024. The comment period was available from May 28 to June 27, 2024 and a hearing was held on June 28 at the Olene Walker Building. The links for the notice posting can be found as follows in English and Spanish:

Olene Walker Housing Loan Fund  
Board: <https://www.utah.gov/pmn/sitemap/notice/914971.html>; <https://www.utah.gov/pmn/sitemap/notice/914969.html>

Community Development Block Grant: <https://www.utah.gov/pm/sitemap/notice/914939.html>;  
<https://www.utah.gov/pm/sitemap/notice/914931>

Utah Homeless Services Board: <https://www.utah.gov/pm/sitemap/notice/915183.html>;  
<https://www.utah.gov/pm/sitemap/notice/915181.html>

For more information about HCD and OHS citizen participation practices, please see our Citizen Participation Plan <https://jobs.utah.gov/housing/community/cdbg/documents/PublicParticipationPlan.pdf>.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Unknown whether there were attendees participating in the hearing due to posting in the newspaper.	No comments were submitted during the comment period advertised with the notice. The posting included a link to see the notice in Spanish.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Unknown whether there were attendees participating in the hearing due to posting on the Housing and Community Development & Office of Homeless Services Websites	No comments were submitted during the 30-day comment period advertised with the notice. A notice was made available in Spanish and English.	n/a	
3	Public Hearing	Non-targeted/broad community	One member of the public attended this meeting.	No comments were made during the public hearing or the 30-day comment period or the hearing.	n/a	

4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Four members of DWS staff were in attendance and four members of the public participated in the meeting.</p>	<p>One comment was received during the comment period, which described the need for homeless persons to participate in the planning process and that the funding needs to be used for homeless persons and not developers which create unaffordable units. The division responded by welcoming all feedback and participation in the planning process and describing that the programs have federal and state requirements for the projects to move forward. We also clarified the affordability requirements for</p>	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				projects funded through these programs are intended to serve low to moderate income persons.		

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### **Introduction**

The Annual Action Plan for program year 2024 covers the period of July 1, 2024 through June 30, 2025. It is the fourth of four annual updates in the implementation of the five-year 2020 to 2024 Consolidated Plan. In addition to allocations from HUD, expected resources for the coming year may include program income and prior years resources. The HOME and HTF programs generate significant program income through their revolving loan fund. The expected amount of program income and prior year resources is difficult to calculate due to the constant process of loans being paid back to HCD and given that our fiscal year end falls after the submission of this plan. CDBG generates very little program income

and ESG and HOPWA do not generate any.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	5,501,208	0	165,036	5,666,244	5,666,244	HCD estimates assume that funding levels will remain constant over the duration of the Consolidated Plan 5-year period. Program income and prior year resources fluctuate year to year but HCD can expect prior year resources to be available each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,332,142	6,000,000	2,624,777	11,956,919	11,956,919	HCD estimates assume that CPD funding levels will remain constant over the duration of the Consolidated Plan 5-year period. The program income will fluctuate year to year but HCD can expect program income to be available each year of the Con Plan period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	361,347	0	0	361,347	361,347	HCD estimates assume that funding levels will remain constant over the duration of the Consolidated Plan 5-year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,383,958	0	0	1,383,958	1,383,958	HCD estimates assume that funding levels will remain constant over the duration of the Consolidated Plan 5-year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	3,144,833	565,000	288,000	3,997,833	3,997,833	HCD estimates assume that funding levels will remain constant over the duration of the Consolidated Plan 5-year period. Some funds remain from the prior Con Plan period. HTF does generate program income in very small quantities.

**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 HOME and HTF programs use HUD allocations to fund multifamily housing developments. HCD also uses state funds to fund Multifamily Housing Projects. HOME and HTF funded multifamily rental developmental projects typically leverage at an average ratio of 19:1 using a variety of public and private resources, including State Low-Income Housing funds, municipal funds, the federal Low-Income Housing Tax Credit program, RDAs, USDA-RD, Private Activity Bonds, and other funding sources. The HOME Match requirement is met with funding to HOME-eligible multifamily rental projects through State Low-Income Housing funds. The projects supported with match funds will be added to this plan after the program year has been completed and HOME Match funds have been committed. The HOME Program 25% Match Requirement of \$833,035.5 will be drawn from State of Utah Funds. The ESG Program 100% Match Requirement of \$1,375,209 will be drawn from State of Utah

Funds. The HOPWA and CDBG programs do not have match requirements. To encourage the use of matching funds, CDBG applications receive additional points if other funds are contributed to the project. During initial application submission a “Commitment of Funds” letter is required for all other funds contributed to fund a project. Overall, almost all the projects being funded with CDBG have a substantial amount of other funds committed. CDBG continues to serve a critical role as gap financing for critical projects throughout the non-entitlement areas of the state.

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

The state does not have publicly owned land or property that can be used to address the needs identified in the plan.

**Discussion**



## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME and HTF New Affordable Housing	2020	2024	Affordable Housing	State of Utah	New HOME and HTF Affordable Housing	HOME: \$11,956,919 HTF: \$3,997,833	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
2	HOPWA- Assistance for Persons with HIV/AIDS	2020	2024	Non-Homeless Special Needs	State of Utah	HOPWA Support HIV/AIDS housing and case management	HOPWA: \$361,347	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted HIV/AIDS Housing Operations: 15 Household Housing Unit
3	Make Homelessness Rare	2020	2024	Homeless	State of Utah	Make Homelessness Rate	ESG: \$415,187	Homelessness Prevention: 310 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Make Homelessness Brief	2020	2024	Homeless	State of Utah	Make Homelessness Brief	ESG: \$581,262	Homeless Person Overnight Shelter: 2500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds
5	Make Homelessness Non-Recurring	2020	2024	Homeless	State of Utah	Make Homelessness Non-Recurring	ESG: \$387,508	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CDBG Single Family Housing Rehab	2020	2024	Affordable Housing	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG)	CDBG Affordable Housing	CDBG: \$2,489,950	Homeowner Housing Rehabilitated: 80 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CDBG Public Facilities	2020	2024	Non-Housing Community Development	Five County Association of Governments (FCOAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)	CDBG Community Capital Improvements	CDBG: \$1,263,273	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9703 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CDBG Other Affordable Housing	2020	2024	Affordable Housing	Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG)	CDBG Affordable Housing	CDBG: \$479,188	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 29 Households Assisted
9	CDBG Public Services	2020	2024	Non-Housing Community Development	Wasatch Front Regional Council (WFRC)	CDBG Public Services	CDBG: \$600,000	Public service activities other than Low/Moderate Income Housing Benefit: 26000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	CDBG Administration and Planning	2020	2024	Admin/PLanning	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)	HOPWA Support HIV/AIDS housing and case management	CDBG: \$523,605	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	CDBG Public Infrastructure	2020	2024	Non-Housing Community Development	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)	CDBG Public Infrastructure	CDBG: \$1,489,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3060 Persons Assisted

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	HOME and HTF New Affordable Housing
	<b>Goal Description</b>	
2	<b>Goal Name</b>	HOPWA- Assistance for Persons with HIV/AIDS
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Make Homelessness Rare
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Make Homelessness Brief
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Make Homelessness Non-Recurring
	<b>Goal Description</b>	
6	<b>Goal Name</b>	CDBG Single Family Housing Rehab
	<b>Goal Description</b>	
7	<b>Goal Name</b>	CDBG Public Facilities
	<b>Goal Description</b>	
8	<b>Goal Name</b>	CDBG Other Affordable Housing
	<b>Goal Description</b>	
9	<b>Goal Name</b>	CDBG Public Services
	<b>Goal Description</b>	
10	<b>Goal Name</b>	CDBG Administration and Planning
	<b>Goal Description</b>	



<b>11</b>	<b>Goal Name</b>	CDBG Public Infrastructure
	<b>Goal Description</b>	

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

Allocation Priorities are based on the estimated amount of funding that will be allocated towards achieving the aims of each priority.

### Funding Allocation Priorities

	HOME and HTF New Affordable Housing (%)	HOPWA-Assistance for Persons with HIV/AIDS (%)	Make Homelessness Rare (%)	Make Homelessness Brief (%)	Make Homelessness Non-Recurring (%)	CDBG Single Family Housing Rehab (%)	CDBG Public Facilities (%)	CDBG Other Affordable Housing (%)	CDBG Public Services (%)	CDBG Administration and Planning (%)	CDBG Public Infrastructure (%)	Total (%)
CDBG	0	0	0	0	0	39	20	8	1	8	24	100
HOME	100	0	0	0	0	0	0	0	0	0	0	100
HOPWA	0	100	0	0	0	0	0	0	0	0	0	100
ESG	0	0	30	42	28	0	0	0	0	0	0	100
HTF	100	0	0	0	0	0	0	0	0	0	0	100

Table 7 – Funding Allocation Priorities

### Reason for Allocation Priorities

These priorities were assigned according to estimates by the HCD and OHS staff as to the proportion of funding which will be dedicated towards the various priorities identified. CDBG allocation priorities are determined at the regional level by the six Associations of Governments (AOGs) and Wasatch Front Regional Council. Each region has a rating and ranking committee (RRC) that is composed of elected officials and community members. These RRCs reviewed local community needs assessments and determined the 2020 Consolidated plan priorities based on local needs. HOME, HTF, HOPWA, and ESG identify priorities through their respective boards, committees and councils described in this plan. Prospective grantees may apply for funds through a competitive grant application process, and awards are approved by the governing body.

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

## **Plan?**

The distribution of funds between the priorities has been determined by the needs and objectives described in the Consolidated Plan. CPD funds have been allocated to 2024 program year activities based on the program goals and priorities established in the 2020-2024 Consolidated Plan. These activities will be added to the AP-35 Projects section through an amendment to the 2024 Annual Action Plan when they are finalized.

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

Introduction:

**Distribution Methods**

**Table 8 - Distribution Methods by State Program**

<b>1</b>	<b>State Program Name:</b>	National Housing Trust Fund
	<b>Funding Sources:</b>	HTF
	<b>Describe the state program addressed by the Method of Distribution.</b>	The National Housing Trust Fund (NHTF) program provides funding to support the construction and/or rehabilitation of rental housing affordable to extremely low-income households. The Olene Walker Housing Loan Fund (OWHLF) is the HTF 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 extremely low-, low-income, and moderate-income community. To achieve this goal, OWHLF supports the construction, rehabilitation and purchase of affordable multi-family throughout Utah. These programs are based on fair, open and competitive processes for applicant proposals that create and preserve low-income housing units.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted on a quarterly basis and are competitively scored. The maximum score for HTF criteria is 500 points. Scoring is based on minimizing homelessness (25 points), rehabilitation of existing housing stock (5 points), loan sources and leveraging (95 points), construction or lending concessions (25 points), community concessions (45 points), project-related responsibility opportunities (5 points), project longevity (25 points), applicant experience (95 points), the number of 15%-25% AMI units and bedrooms (100 points), projects with economic development benefits (15 points), projects which support community planning for housing and homeless services (30 points), remediation of environmental issues (25 points), non-federal funding sources (5 points), and project based rental assistance (10 points).</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>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)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>All resources will be used for the construction or rehabilitation of affordable rental housing development.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>A number of thresholds are required during the application process that include, but are not limited to: eligible activity, project and property type; architectural plans; an affirmative marketing plan; evidence of site control; project schedule; construction cost estimates, project development budget; operating pro forma; financing documentation; development capacity information; the amount of funds invested per unit does not exceed the program limits and is at least \$1,000/unit; and other information (all of which is noted within the state application). OWHLF does not award more than \$1 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 the discretion to award more than \$1 million to a single project if they so choose. This is an extremely rare occurrence.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	We expect to be able to fund the construction and/or rehabilitation of affordable rental housing for extremely low-income households.
2	<b>State Program Name:</b>	Olene Walker Housing Loan Fund
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Home Investment Partnership Program (HOME) provides funding for the construction and/or rehabilitation of rental housing and the construction of owner-occupied housing. 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 extremely low-, low-, 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted on a quarterly basis and are competitively scored. The maximum score is 500 points. Scoring is based on minimizing homelessness (25 points), rehabilitation of existing housing stock (5 points), loan sources and leveraging (100 points), construction or lending concessions (25 points), community concessions (45 points), project-related responsibility opportunities (5 points), project longevity (25 points), applicant experience (100 points), the number of 15%-25% AMI units and bedrooms (100 points), projects with economic development benefits (15 points), projects which support community planning for housing and homeless services (30 points), and remediation of environmental issues (25 points).</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>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)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HCD uses federal HOME funds specifically to support our multi-family rental housing program and also our single-family Self-Help Program.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>A number of thresholds are required during the application process that include, but are not limited to: eligible activity, project and property type; architectural plans; an affirmative marketing plan; evidence of site control; project schedule; construction cost estimates, project development budget; operating pro forma; financing documentation; development capacity information; the amount of funds invested per unit does not exceed the program limits and is at least \$1,000/unit; and other information (all of which is noted within the state application). OWHLF does not award more than \$1 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 \$1 million to a single project if they so choose. This is an extremely rare occurrence.</p>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>OWHLF has chosen to promote the creation of new affordable multifamily units for extremely low-, low-, 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 because of our rating system.</p>
3	<p><b>State Program Name:</b></p>	<p>State of Utah HOPWA Program</p>
	<p><b>Funding Sources:</b></p>	<p>HOPWA</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></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 Utah Department of Workforce Services, Office of Homeless 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>HOPWA funding is awarded through a competitive Request for Grant Application (RFGA) process. Applications are reviewed by a steering committee established to provide oversight of the needs of HOPWA recipients throughout the state. Projects are scored according to criteria such as (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. Priority is given to projects that were funded in the previous program year and demonstrated effective use of funds.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>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)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></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. DWS-OHS posts a public notice for RFGA in the on the Department of Workforce Services Grant page (<a href="https://jobs.utah.gov/department/rfg/index.html">https://jobs.utah.gov/department/rfg/index.html</a>) and the DWS-OHS webpage. Additionally, all three CoC's in Utah share the RFGA in their monthly newsletters. (<a href="https://jobs.utah.gov/housing/homelessness/index.html">https://jobs.utah.gov/housing/homelessness/index.html</a>) to apply for HOPWA funding. Pre-application trainings are held to inform prospective applicants of the process of applying.</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>DWS-OHS 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 OHS 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><b>Describe threshold factors and grant size limits.</b></p>	<p>There are no limits or threshold factors in the awarding of HOPWA funds.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	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.
4	<b>State Program Name:</b>	The State of Utah Emergency Solutions Grant Program
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Emergency Solutions Grant (ESG) program provides financial assistance and essential services to homeless individuals and families. ESG provides street outreach, rapid rehousing, homeless prevention, and emergency shelter.



<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications can be scored out of 30 total points. Up to 10 points can be awarded for project level performance measures (e.g. percent of exits to permanent destinations, returns to homelessness within 2 years, percent of households with a case management plan). Up to 5 points can be awarded for alignment with the LHC’s strategic plan. Up to 5 points can be awarded for improving system performance measures within the LHC. Up to 5 points can be awarded for CoC engagement and alignment. The final 5 points can be awarded for projects that are well leveraged and have significant additional or matching funds. High scoring applications are then reviewed against additional narrative questions outlining previous ESG monitoring concerns / findings and LHC project type priorities.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<p><b>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)</b></p>	<p>The state of Utah Office of Homeless (OHS) Services ESG program awards funding through a competitive RFGA process. The Spring RFGA includes ESG, TANF and state funding allocations. Each local homeless council has a review committee responsible for reading and scoring. As outlined in Utah state code, the Utah Homeless Network (UHN) Steering Committee and CoC Collaborative Applicant is responsible for prioritizing applications. Final awards are determined by the Utah Homeless Services Board as per Utah state code. The Board is responsible for developing and maintaining the homeless services budget and reviewing applications and approving funding for the provision of homeless services. The OHS follows HUD direction to allocate no more than 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><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

<p><b>Describe how resources will be allocated among funding categories.</b></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><b>Describe threshold factors and grant size limits.</b></p>	<p>The ESG Program has no threshold factors or grant size limits.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	By prioritizing Emergency Shelter, Street Outreach and Rapid Rehousing projects throughout the state that target only literally homeless and those who are most vulnerable, OHS 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.
5	<b>State Program Name:</b>	Utah Small Cities Community Development Block Grant Program
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Annually, Utah provides an allocation to each of the six regional associations of governments (AOGs) and Wasatch Front Regional Council (WFRC) which then score applications within their region based on approved rating and ranking systems. The 2023 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 included this calculation. Each AOG and WFRC has developed their own rating and ranking system to determine how to award CDBG funds to applicants. The state has eight required criteria for all of the regions and are as follows: 1) Public Participation. The grantee must implement a public participation process prior to the allocation and expenditure of CDBG funds to provide citizens where CDBG- funded activities will take place an opportunity to participate in an advisory role in the planning and implementation of the project. 2) Capacity to carry out the grant. The grantee must have a history of successful grant administration to receive full points in this category. State staff will assist in the scoring of this criteria. 3) Housing stock. Housing is a state priority, therefore housing projects that improve or expand affordable housing stock are given additional points. 4) Affordable housing plan. Utah Statute requires all cities and counties to address the problems associated with the availability of affordable housing in their community’s general plan. 95 cities and counties are required to adopt strategies and submit annual progress reports on strategy implementation. 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>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The Utah Small Cities CDBG program 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 How-to-Apply workshops throughout the state with the Association of Governments representatives. 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. The application policies and procedures manual is also on CDBGs website at <a href="https://jobs.utah.gov/housing/community/cdbg/publications.html">https://jobs.utah.gov/housing/community/cdbg/publications.html</a>.</p>
<p><b>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)</b></p>	

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>CDBG funding categories include administration, planning, technical assistance, housing, public facilities, public services, public infrastructure, and “other”. Each AOG and WFRC has developed their own rating and ranking system according to the needs of their region. The rating and ranking systems promote certain project types over others to align regional funding priorities with the needs of the region. The state has final approval authority over these systems, and they must include the state’s mandatory elements (Public Participation, Capacity to Carry Out the Grant, Housing Stock, Affordable Housing Plan, Extent of Poverty, Financial Commitment to Community Development, Project Maturity, and Planning). The rating and ranking systems are evaluated each year and modifications are made. Special efforts continue to eliminate subjectivity and create clear scoring criteria.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>State policy has set the minimum CDBG grant award at \$30,000. Some AOGs have chosen to limit the maximum grant size. This varies by region and the range is from \$100,000 to \$350,000.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The 2023 Method of Distribution uses a formula that considers the following criteria that are applied to each region: \$400,000 base, State LMI Population, Average Poverty Rate, Pre 1980 Housing, Pre-Approved LMI Communities. This formula will focus resources on the rural communities that have the greatest need.</p>



**Discussion:**

## AP-35 Projects – (Optional)

### Introduction:

HCD awards funds throughout the duration of the program year and will enter those projects in an amended plan once HCD is aware of all of them. This list is subject to amendment or correction until the amended plan is submitted at the close of the 2024 program year.

#	Project Name
1	State Administration
2	Admin and Planning
3	Public Services
4	Other Housing
5	Single Family Housing Rehab
6	Infrastructure
7	Public Facilities

Table 9 – Project Information

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

Allocation priorities are based on estimates of how funding will be spent between the various priorities identified in this plan. All funds allocated by HUD to HCD are employed in addressing underserved needs such as affordable housing, homeless needs, and community development. The primary obstacle in addressing underserved needs is a lack of funding from government and private sources, which could address needs. \*Additional note for Admin and Planning, \$150,000 was allocated for planning only activities benefiting 79,748 persons.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	State Administration
	<b>Target Area</b>	State of Utah
	<b>Goals Supported</b>	CDBG Administration and Planning
	<b>Needs Addressed</b>	CDBG Administration and Planning
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	HUD CDBG grant funds used to pay state CDBG staff
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, admin for funds used to pay state CDBG staff
	<b>Location Description</b>	State of Utah
	<b>Planned Activities</b>	State of Utah - Activities to run the program
	<b>Project Name</b>	Admin and Planning

<b>2</b>	<b>Target Area</b>	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)
	<b>Goals Supported</b>	CDBG Administration and Planning
	<b>Needs Addressed</b>	CDBG Administration and Planning
	<b>Funding</b>	CDBG: \$523,605
	<b>Description</b>	Activities include AOG administration and planning activities and project administration.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Five County Region (Beaver, Kane, Garfield, Iron, Washington), Mountainland Region (Wasatch, Summit), Six County Region (Juab, Millard, Piute, Sanpete, Sevier, Wayne) Souteastern Region (Carbon, Emery, Grand, San Juan) Uintah Basin Region (Daggett, Duchesne, Uintah) Bear River Region (Cache, Rich, Box Elder) Wasatch Front Regional Council (Tooele, Morgan, Weber)
<b>Planned Activities</b>	Funds will be used to pay for administration and consolidated planning in 7 regions throught the state to help administer the states small cities CDBG program. This also includes projects in Southeastern, Six County, and Five County that will address the planning needs of low to moderate income communities	
<b>3</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Wasatch Front Regional Council (WFRC)

	<b>Goals Supported</b>	CDBG Public Services
	<b>Needs Addressed</b>	CDBG Public Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Activities include the purchase of Meal-on-Wheels and senior transportation vehicles.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Serving the low to moderate-income individuals in Tooele County.
	<b>Planned Activities</b>	Purchase a vehicle to distribute food for the local food bank in Tooele County, which is run by the Friends of Switchpoint organization.
<b>4</b>	<b>Project Name</b>	Other Housing
	<b>Target Area</b>	Bear River Association of Governments (BRAG) Five County Association of Governments (FCOAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG)
	<b>Goals Supported</b>	CDBG Other Affordable Housing
	<b>Needs Addressed</b>	CDBG Affordable Housing
	<b>Funding</b>	CDBG: \$479,188
	<b>Description</b>	Activities include land acquisition or construction of infrastructure for the development of housing and also multi-family housing rehabilitation. Home Buyer assistance programs are also included in these types of Projects.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Providing Home Buyer assistance in the Bear River Region (Cache, Rich, Box Elder,) and the Uintah Basin Region (Daggett, Duchesne, Uintah.) Purchase land for affordable housing in the Five County Region (Beaver, Kane, Garfield, Iron, Washington) and Southeastern Region (Carbon, Emery, Grand, San Juan).
	<b>Planned Activities</b>	Providing Home Buyer assistance in the Bear River Region (Cache, Rich, Box Elder,) and the Uintah Basin Region (Daggett, Duchesne, Uintah.) Purchase land for affordable housing in the Five County Region (Beaver, Kane, Garfield, Iron, Washington) and Southeastern Region (Carbon, Emery, Grand, San Juan).
<b>5</b>	<b>Project Name</b>	Single Family Housing Rehab
	<b>Target Area</b>	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Uintah Basin Association of Governments (UBAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG)
	<b>Goals Supported</b>	CDBG Single Family Housing Rehab
	<b>Needs Addressed</b>	CDBG Affordable Housing
	<b>Funding</b>	CDBG: \$2,489,950
	<b>Description</b>	Single-Family Housing Rehabilitation programs carried out in the Bear River, Uintah Basin, Mountainland, Six County and Southeastern Regions.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Single Family Housing Rehab will benefit low to moderate income households in the Bear River, Uintah Basin, Southeast, Mountainland and Six County regions throughout Utah
	<b>Planned Activities</b>	Southeastern Association of Local Governments - Single Family Housing Rehab (Carbon, Emery, Grand and San Juan County) -Six County Association of Governments - Single Family Housing Rehab (Juab, Millard, Piute, Sanpete, Sevier and Wayne County)- Uintah Basin Association of Governments - Single Family Housing Rehab (Daggett, Duchesne and Uintah County) Mountainland Association of Governments (Wasatch and Summit County) Bear River Association of Governments - Single Family Housing Rehab (Box Elder, Rich, Cache County)
<b>6</b>	<b>Project Name</b>	Infrastructure
	<b>Target Area</b>	Mountainland Association of Governments (MAG) Bear River Association of Governments (BRAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)
	<b>Goals Supported</b>	CDBG Public Infrastructure
	<b>Needs Addressed</b>	CDBG Public Infrastructure
	<b>Funding</b>	CDBG: \$1,489,700
	<b>Description</b>	Activities include water/sewer, curb and gutter, streets, street low water cross culvert, and sidewalks.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Snowville, Wendover, Marriott-Slaterville, Hinckley, Castle Valley, and Kamas
	<b>Planned Activities</b>	Bridge Replacement (Snowville), Water Line Replacement (Wendover), Sewer installation (Marriott-Slaterville), Water System Improvements (Hinckley), Water Crossing (Castle Valley), and Sewer improvements (Kamas).
<b>7</b>	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	Five County Association of Governments (FCOAG) Southeastern Utah Association of Local Governments (SEUALG) Six County Association of Governments (SCAOG) Wasatch Front Regional Council (WFRC)
	<b>Goals Supported</b>	CDBG Public Facilities
	<b>Needs Addressed</b>	CDBG Community Capital Improvements
	<b>Funding</b>	CDBG: \$1,263,273
	<b>Description</b>	Acquisition of land for or construction/rehabilitation of public facilities such as fire stations, community centers, parks, fairgrounds, etc.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Washington Terrace, Piute County, Town of Joseph, Fountain Green, Town of Loa, Town of Brian Head, and Moab City



<b>Planned Activities</b>	Park Improvements (Washington Terrace), Fairground Improvements (Piute County), Park Improvements (Town of Joseph), Park Improvements (Fountain Green), Community Center Acquisition (Town of Loa), Fire Station Improvements (Town of Brian Head), and ADA Park Improvements (Moab City).
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**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

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

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

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

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

No

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

N/A

## AP-50 Geographic Distribution – 91.320(f)

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

The only instance in which HUD funds are distributed geographically is the CDBG funds which are distributed throughout the state to the six Associations of Governments and Wasatch Front Regional Council. Within rural Utah, many communities are low-income. None of these are designated racial or ethnic areas of poverty (RCAP or ECAPs). None of the regional organizations have geography based set asides for communities or neighborhoods within their respective regions. The CDBG funds are allocated geographically as follows: Bear River AOG 13%, Five County 16%, Mountainland 11%, Six County 15%, Southeastern 15%, Uintah Basin 12% and Wasatch Front 18%. HOME, HTF, HOPWA and ESG funds are not distributed geographically. When accounting for prior years resources and program income CDBG funds account for approximately 46% of the total funds HUD allocated to Utah. The percentages listed below show the percentage of total state funding from all CPD grants that are allocated geographically by the CDBG program to these 7 regional agencies. The remaining 54% of funds are not allocated geographically.

### Geographic Distribution

Target Area	Percentage of Funds
State of Utah	46
Mountainland Association of Governments (MAG)	5
Bear River Association of Governments (BRAG)	6
Five County Association of Governments (FCOAG)	7
Uintah Basin Association of Governments (UBAG)	5
Southeastern Utah Association of Local Governments (SEUALG)	7
Six County Association of Governments (SCAOG)	7
Wasatch Front Regional Council (WFRC)	8

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

HOME, Housing Trust Fund (HTF), Housing Opportunities for People with AIDS (HOPWA) and Emergency Solutions (ESG) program funds are not distributed geographically. The AOGs determine their priorities and make funding decisions with input from their rating and ranking committees. None of the AOGs have geography based set asides for communities or neighborhoods within their respective regions.

### Discussion

## Affordable Housing

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

#### Introduction:

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	119
Special-Needs	35
Total	304

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	185
The Production of New Units	26
Rehab of Existing Units	93
Acquisition of Existing Units	0
Total	304

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion:

The CDBG program will support 6 new units and 83 existing units with rehabilitation. HOME and HTF programs plan to assist 20 households with new construction and 10 existing units with rehabilitation. HOPWA will provide 35 units with rental assistance, ESG will provide 150 units with rental assistance.

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

### **Introduction:**

The CDBG program supports affordable housing through the following programs: Single Family Housing Rehab, Home-Buyer Assistance, Self-Help Housing and other housing activities. The Office of Homeless Services has been connecting with Public Housing Authorities across the state on a quarterly basis to identify local needs.

### **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: Cedar City, Beaver City, Carbon County, Emery County and Tooele. 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**

The State of Utah does not own or manage any public housing authorities in the non-entitlement areas of the state where the CDBG program operates. However, there are housing authorities that are awarded CDBG funds frequently. Cedar City Housing Authority offers the following programs to their housing residents: Homebuyer Education classes, Budgeting & Financial Management classes, Homebuyer Assistance and a Rent to Own Program. Beaver Housing Authority offers online homebuyer education classes and Money Wise budgeting classes to all tenants. The Tooele County Housing Authority offers rent to own and mutual self-help homes opportunities. 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.

### **Discussion:**

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

### **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. The State of Utah Strategic Plan on Homelessness outlines several goals to make homelessness in Utah rare, brief, and non-recurring. Goals are evaluated annually and are listed on pages seven through 11 of the State of Utah Strategic plan on Homelessness:

<https://jobs.utah.gov/homelessness/homelessnessstrategicplan.pdf>. Goal 1. Increase accessible and affordable permanent housing opportunities for people experiencing homelessness across the state. Goal 2. Increase access to and availability of supportive services and case management for people experiencing and at risk of homelessness. Goal 3. Expand homeless prevention efforts by increasing coordination, resources, and affordable housing opportunities. Goal 4. Target housing resources and supportive services to people experiencing unsheltered homelessness. Goal 5. Promote alignment and coordination across multiple systems of care to support people experiencing and at risk of homelessness.

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

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

OHS coordinated with each of the established Continuums of Care (CoC’S) that operate in every area of the state. The CoC’s have established coordinated entry processes that assess individuals at-risk and experiencing homelessness. Through this coordinated entry process, these individuals can access services in each area that assist with preventing and ending homelessness. Currently OHS is working with each CoC to select a new prioritization tool that will better gather data on the individual from existing social service systems to prioritize assistance more quickly and efficiently.

#### **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, OHS 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 cannot 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. OHS encourages best practices to be used in temporary shelter or when housing individuals and families. In addition, OHS awarded emergency shelters with rapid rehousing dollars to facilitate a timely and appropriate exit from shelter to support outcomes and measures for funding. OHS funds transitional housing in limited instances where studies have shown that it is effective among certain sub-populations. Goals one through five in Utah's Plan to Address Homelessness <https://jobs.utah.gov/homelessness/homelessnessstrategicplan.pdf> outline the OHS approach to emergency shelter and transitional housing needs of individuals experiencing homelessness.

**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**

OHS 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 decreases the amount of time a household will experience homelessness. Additionally, State ESG rapid rehousing funds are awarded to emergency shelters to facilitate moving chronically homeless individuals and families, veteran individuals and families and homeless youths into permanent housing. Additionally, the OHS has implemented quarterly reporting for all our programs. These reports are broken into project types and focus heavily on exits 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 the 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 OHS 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. OHS also supports the Homeless Youth Resource Center (YRC) operated by Volunteers of America. The YRC provides case management, street outreach, and a drop-in center for at-risk and homeless youth. The Utah Department of Corrections and Public Safety participate on the State Homeless Coordinating Committee and work with Local Homeless Coordinating Committees to connect inmates being released to housing, emergency shelter and other community resources. 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. For a description of the programs that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing see MA-35 in the Utah Consolidated Plan 2020-2024. OHS will continue to support the efforts made by partnering agencies and provide assistance when applicable. Through the coordination of the UHSB, OHS can participate in a variety of boards, work groups, and additional councils that address poverty and homelessness prevention across the state. Set-aside housing units will be targeted for compliance monitoring. The OHS will ensure that housing units originally targeted to support discharged populations continue to target those populations and that service providers are tapped into the State of Utah's affordable housing database of property and unit listings.

## **Discussion**

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	10
Tenant-based rental assistance	35
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>50</b>

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

### **Introduction:**

Housing Affordability is an issue that HCD and OHS take 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 and OHS work with cities to eliminate barriers to fair housing. State law requires communities which meet certain population criteria to plan for affordable housing and report annually on their progress implementing 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 it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The State of Utah has adopted several pieces of legislation in recent years to support moderate income housing planning and the removal of barriers to affordable housing. One such statute tasks Cities and counties which meet population criteria to plan for affordable housing and to report to the Department of Workforce Services Housing and Community Development Division annually on their progress implementing those plans over a 5-year period. Community plans are required to include a selection of 24 state strategies and develop local implementation plans to act on moderate income housing needs. The Division also engages with partners, like the Governor's Office of Planning and Budget, Utah League of Cities and Towns, and other groups providing technical assistance to communities in the development of plans and policies throughout the state related to moderate and affordable housing. A database to provide communities with populations over 5,000 with the moderate income housing supply, needs and projected demand has been completed. This resource provides counties and cities with current estimates of their need to promote good planning. The CDBG program continues to promote the development of affordable housing through the regional application rating and ranking systems. Activities that assist in the production of affordable housing units are given extra points in the scoring process.

### **Discussion:**

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The biggest challenge to meeting the underserved needs in the non-entitlement areas of the state 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 state CDBG allocation has dropped from a high of \$8.2 million in 2003 to only \$6.8 million in 2023. There simply isn't enough funding to meet the community development needs of the rural communities. Critical infrastructure projects; water, sewer, and public safety continue to be a high priority. With only \$600,000 - \$900,000 available to most AOG regions, only one or two of the rated and ranked projects can be funded in each region every year. Infrastructure is aging everywhere, the needs are never-ending, and costs for materials and labor are increasing. 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 attempts to maximize the CDBG impact throughout the state. This is true for the other programs that HCD operates. A lack of funding is the primary concern for the HOME and HTF programs. Each year these programs are unable to adequately fund affordable housing projects, which would benefit underserved low-income households in our state. The OHS Homelessness Strategic Plan describes several barriers, including perceptions of permanent housing, lack of staff resources, and transportation gaps for services. The State of Utah Homelessness Strategic Plan describes activities and measures that will address these barriers, through public engagement, gaps analysis, and other measures to determine how best to meet the needs of their service populations.

#### **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 foster and maintain 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 funded the creation or preservation of an average of 1,569 affordable units per year. The HOME program staff work with all the properties it funds to ensure that the properties are operated successfully. Staff study all properties to determine that they are economically viable. Staff also inspect 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 42 percent of the area median income. The ESG program is largely dependent on affordable housing for its rapid rehousing programs since it must meet the rent reasonableness and fair market rent requirements. ESG subrecipients work to foster relationships with landlords and maintain affordable housing lists to place program participants in eligible, affordable units. The state provides training, support, and resources when working with

landlords and making affordable units a good investment. The OHS has outlined a major goal in its state strategic plan related to increasing accessible and affordable permanent housing opportunities across the state. The OHS is focused on statewide strategies and implementation around this goal to further support subrecipients and individuals experiencing homelessness. 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 several 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 HCDs 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 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, DWS 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 annual CDBG allocation, Utah's Method of Distribution, and the limitation of public service projects to 15% of the annual allocation, make it difficult to fund programs designed to reduce the number of poverty level families. Among the six regional associations of governments and Wasatch Front Regional Council with authority and control over CDBG project funding, priorities for 2023 continue to be community infrastructure improvements and affordable housing. Single family housing rehab programs 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**

There are no plans to change the method in which the federal block grant programs allocate their funds.

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

The Housing and Community Development Division works with cities, non-profits, private developers, contractors, the public, and others while completing its work. In many cases, like the CDBG and Olene Walker Housing Loan Fund Programs, this includes routine engagement with stakeholders including board members, public and private housing, social service agencies, and AOGs. CDBG also engages directly with applicants through application workshops held throughout the state. Public Housing authorities are encouraged to participate. 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 relatively 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. The OHS has outlined Goal five within its strategic plan to promote alignment and coordination across multiple systems of care to support individuals experiencing or at risk of homelessness. Measurable outcomes will include, but are not limited to, creating a subcommittee to take lead on this work, the development of a cross-system case conferencing practice guide, establish data sharing agreements, implement a data sharing platform, and develop a generalized protocol for organizational and project performance evaluation.

### **Discussion:**

# Program Specific Requirements

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

### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	91.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.320(k)(2)

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

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:

The Utah recapture resale provisions are attached as a separate unique grantee attachment.

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:

The Utah recapture resale provisions are attached as a separate unique grantee attachment.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

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

ESG Policies and Procedures have been 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.

OHS works to ensure that all CoCs and ESG subrecipients are participating in a coordinated assessment system. OHS staff reviews these processes to ensure that subrecipients are actively engaged and offering a collaborative system in each community. OHS has built a LHC support team to provide guidance and support to the 13 LHCs in the state. The team has a member dedicated to Coordinated Entry and offers technical assistance to all LHCs. The State's three CoCs have contracted for a quick assessment system built within HMIS, which was vetted through the LHCs by way of the coordinated assessment workgroup. A majority of LHCs use the VI-SPDAT as an initial assessment tool in conjunction with the point in time count to identify vulnerable and chronically homeless persons to be placed on a community-based housing wait list. The State is collaborating with communities to research a more robust assessment tool to increase the accuracy of prioritization and sharing multiple data sources to effectively identify vulnerable populations. OHS consults with specialized service groups to address prioritization for homeless prevention services and participation from agencies that provide services to victims of domestic violence. Each CoC develops policy on how its 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. The three CoCs have implemented a coordinated assessment system as follows:

Balance of State (BoS) consists of 25 out of 29 Utah counties and 11 LHCs. Most BoS LHCs utilize the HMIS quick assessment. The CoC is using the VI-SPDAT as an initial assessment tool, which is used in conjunction with the point in time count to identify vulnerable and chronically homeless persons to be placed on a community-based housing wait list.

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 an assessment for emergency services), the system gives direction for accessing appropriate services. Persons are tracked as they progress toward housing and/or support services. Prioritization is given to certain populations, such as vulnerable chronic homeless persons, domestic violence survivors where housing is an element of their overall safety, and homeless families with children where family unity is essential.

Salt Lake COC 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, providing clear directions for accessing appropriate services. After entry into 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 four years. All homeless families and individuals prioritized for PSH placements are guided

toward this process and placed into a housing program depending on assessment. Standardized assessments include an assessment for emergency services, 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).

State ESG funds are allocated through the OHS RFGA process, which includes reading, scoring, and allocation recommendations from the Utah Homeless Network Steering Committee and CoC Collaborative Applicants and final awards selection, based on recommendations, by the Utah Homeless Services Board. Any interested parties are invited to attend a pre-bidders meeting which outlines all details of the RFGA and allows for questions to be asked. Entities that may apply for funding include: nonprofit organizations, community and faith-based organizations and local government entities. The pre-bidders meeting covers specific guidance for and presentation of funding priorities and any changes in application process. After an appropriate amount of time, the application is closed and OHS staff and the LHC review committees begin to review the applications and score them based on the strength of application, performance measures, and LHC priorities. A list of recommendations is presented to the UHSB 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.

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. OHS 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)**  
**Reference 24 CFR 91.320(k)(5)**

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 The State will not distribute the funds through subgrantees.

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".

Eligible activities for HTF are the production, preservation and rehabilitation of affordable rental housing developments in which all or a portion of the rental units are set aside for extremely low-income (30% AMI). Rents on HTF units must not exceed thirty percent (30%) of the income of the individual or family qualified to occupy the HTF Unit. Rent limits are published by HUD annually.

Any eligible entity can apply for HTF funds. Most applicants are partnerships between non-profit organizations, such as housing authorities, and private developers. The only accepted use of HTF funds is in the development of extremely affordable multi-family housing. These are units which target extremely low-income persons/households who make 30% or less of the Area Median Income (AMI). OWHLF will not use HTF to fund homeownership, or for administration or planning costs. All HTF-assisted rental housing will meet at least 30-year affordability period. HCD administers HTF funds directly and does not employ a sub-grantee to distribute funds. HCD does prioritize applicants targeting homeless individuals.

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 are accepted on a quarterly basis and are competitively scored. The application is submitted to the Housing and Community Development Division. Application must be submitted before the application deadline. Applicants are usually in communication with Daniel Herbert-Voss 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".

Applications are competitively scored with additional points for homeless projects. Projects with lower AMIs receive more points than those with higher AMIs.

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".

HTF funds will be distributed statewide.

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".

Applications are underwritten and approved in part based on conditional commitments of other funding sources, site control, and other evidence that the project will proceed ahead of any HTF deadlines.

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 receive more points than those without rental assistance.

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.

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. The NHTF maximum per-unit subsidy limits by bedroom size are based on the HOME program maximum per-unit subsidy amounts, which are considered reasonable based on costs of developing non-luxury housing in Utah. As of April 1, 2023, maximum per-unit subsidy limits are:

0-bedroom - \$159,754

1-bedroom - \$183,132

2-bedroom - \$222,694

3-bedroom - \$288,094

4-bedroom - \$316,236

**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; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

Rehabilitation Standards will be attached as a separate document.

**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

**Discussion:**

HOPWA Goals

Identify the method of selecting project sponsors and describe the one-year goals for HOPWA funded projects:

short-term rent, mortgage, and utility assistance to prevent individual or family homelessness.

tenant based rental assistance

units provided in housing facilities that are being developed, leased, or operated

Applicants are selected through a request for grant application process. Applications are reviewed by community members with experience serving individuals experiencing homelessness and people living with HIV/AIDS. Projects are reviewed for previous performance (if applicable), providers experience serving people living with HIV/AIDS, experience with federal funding, and participation in local CoC, etc.

