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DAVIS COUNTY  
CONSOLIDATED PLAN  
SUBSTANTIAL AMENDMENT #1

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**Davis**  
C O U N T Y

PROGRAM YEARS

2024-2028



**Davis County is cancelling a project with Fruit Heights City to do ADA improvements at their City Building. The anticipated cost of the project far exceeded what the City had planned and they can't complete the project with just the CDBG funds, so they have decided not to move forward.**

## **Executive Summary**

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

#### **1. Introduction**

Davis County, Utah, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. The Consolidated Plan provides direction on the investment of CDBG dollars over the next five years, from 2024 – 2028. Additionally, each year, the County will produce an Annual Action Plan that details how the County will carry out the goals and objectives identified in this Plan.

A key feature of these grants is the County's ability to choose how the funds will be used. HUD provides a broad range of eligible activities that can be utilized with CDBG funding. The County must determine which of the eligible activities will best serve the needs of the community. HUD requires grantees to develop a Five-Year Consolidated Plan to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs.

When developing a Consolidated Plan, the County must first analyze the needs within Davis County and then propose strategies to meet those needs. The Consolidated Plan and first-year Action Plan (2024) format is highly prescriptive in format, with many data points already populated into the HUD provided template.

The Consolidated Plan and First Year Action Plan is comprised of the following parts:

- ES - Executive Summary
- NA - Housing Needs Assessment
- MA - Housing Market Analysis
- SP - Strategic Plan
- AP - Action Plan 2024

The Housing Needs Assessment (NA) and Housing Market Analysis (MA) outline levels of relative need in affordable housing, homelessness, special needs, and community development. This information is

gathered through several methods, including consultation with local agencies, public outreach, a review of demographic and economic data sets, and a housing market analysis.

The Strategic Plan (SP) details how the County will address its priority needs and utilize funding over the next five years. The strategies must reflect the current condition of the market, expected availability of funds, and local capacity to administer the plan. The Action Plan (AP) describes funding and projects in 2024 and gives a more specific look into how the program will operate.

Consistent with HUD's mission, the County works to increase homeownership, support community development, and increase access to affordable housing free from discrimination. In undertaking this work, the County will embrace a high standard of ethics, management, and accountability. The County will continue to form new partnerships that leverage resources and improve HUD's ability to be effective at the community level.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Davis County's 2024-2028 Consolidated Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low and moderate-income and special needs households. The plan's development includes a profile of the community and its economy, and an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

The Consolidated Plan serves the following functions:

- A planning document for the County, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission for federal funds under HUD's formula grant program for jurisdictions;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for assessing performance, tracking success, and determining the course of future Consolidated Plans.

The Consolidated Plan for the fiscal year 2024-2028 was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

Below are the HUD objectives and the County's projected outcomes over the 5-year Consolidated Plan:

1. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
2. To provide a suitable living environment through safer, more livable neighborhoods, greater integration of LMI residents throughout Davis County, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
3. To expand economic opportunities through an increased number of jobs that pay self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

### **3. Evaluation of past performance**

Davis County made the decision to not recertify as an entitlement community in 2023, which means the County did not have any funding or projects in the 2023 program year. The County's most recently completed program year was 2022 which ended on December 31, 2023 (18 month program year). The 2022 program year was filled with important and impactful projects including two large waterline projects in qualified census tracts and two ADA curb ramp projects. The County was also able to assist 8 different public service activities with CDBG and CDBG-CV funding that tackled a number of priority issues including housing instability, food insecurity, domestic violence, employment training for persons with disabilities, donated dental services and mental health. The 2022 program year was one of the County's most successful yet in terms of the number of projects that were assisted and also in terms of compliance with federal rules and regulations.

Davis County continues to make considerable investments into improving its CDBG program. Policy and procedure documents are reviewed and updated on an annual basis and the County continues to evaluate its process in order to determine areas of improvement. Davis County has an outlined and consistent process for subrecipient monitoring to ensure compliance with Federal rules and regulations and regularly provides technical assistance to subrecipients as well as attend regular HUD sponsored trainings and webinars. Davis County was recently notified by the HUD field office that the County's risk has fallen dramatically as a result of its efforts and won't need to be monitored in the 2024 calendar year.

Lastly, Davis County has made such strides with the CDBG program that the County made the decision to become a HOME Consortium so that they can obtain additional HUD funding for affordable housing priorities. The County also invested \$2 million dollars of ARPA funds into a new Homeownership Assistance program to help low/moderate income families purchase a home. The County intends to program \$200,000 of CDBG funds in 2024 to this program.

### **4. Summary of citizen participation process and consultation process**

Davis County has an adopted Citizen Participation Plan (CPP) that is implemented in conjunction with the Annual Action Plan. The CPP provides for public input into the allotment of CDBG funds granted to the County. The County's CPP is used to guide how it provides notice and outreach to County residents for public hearings regarding all aspects of the CDBG process. All notices for public hearings are published in the Standard Examiner, a regional newspaper, County CED website and State of Utah Public Notices Website, [www.pmn.utah.gov](http://www.pmn.utah.gov). Additionally, the County has taken additional steps to encourage citizen participation by disseminating public notices directly to all cities and non-profits in the community. Citizens and community organizations are encouraged to attend the public hearing and give comments on the Annual Action Plan.

The first public hearing on the PY24 Annual Action Plan was held on January 30, 2024. Another hearing, to adopt the final plan, was held on May 14, 2024. The notices of the public comment period (30 days) and public hearing (15 days) were published in the Standard Examiner and posted on the public notice website. In addition to the publication, public notices are posted at the Davis County Administration Building and on the County's website and State of Utah Public Notice website as well as emailed to cities and non-profits in the community.

On June 10, 2024 Davis County was informed that they would need to submit a new 3, 4, or 5 year Consolidated Plan beginning program year 2024. Davis County has opted to submit a 5 year Consolidated Plan beginning on July 1, 2024 and ending on June 30, 2029. On June 11, 2024 Davis County published a public notice of a public hearing to be held on July 2, 2024. The public notice was published in the Standard Examiner, on the state of Utah public notice website, on the Davis County Community and Economic Development website, in the Davis County Library and emailed out to non-profits and city administrators. On July 3, 2024 a public notice of a 30 day comment period and public hearing to be held on August 13, 2024 was published in the Standard Examiner, on the state of Utah public notice website, on the Davis County Community and Economic Development website, in the Davis County Library and emailed out to non-profits and city administrators.

On February 11, 2025, Davis County published a public notice of a 30 day comment period and public hearing to be held on March 25, 2025 for a substantial amendment to the 2024-2025 annual action plan cancelling a project with Fruit Heights City. The public notice was published in the Standard Examiner, on the state of Utah public notice website, on the Davis County Community and Economic Development website, in the Davis County Library and emailed out to non-profits and city administrators.

Prior to adoption of the Consolidated Plan, the County informed the public of the anticipated amount of federal funds expected from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information is always available in the CED offices at the Davis County Administration Building.

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

On January 2, 2024, Davis County issued a public notice to the State of Utah Public Notice website ([www.utah.gov/pmn](http://www.utah.gov/pmn)) and to the Standard Examiner soliciting public comments on the development of the PY 2024-2025 Annual Action Plan. A public hearing was held on January 30, 2024 for public comments in preparation for the development of the Annual Action Plan. Another public notice was issued on April 10, 2024 in the same forums as the January 2nd notice announcing a 30 day comment period beginning April 10, 2024 and ending May 14, 2024. The draft plan was available for review on the County website, Community & Economic Development Office (Hard Copy) and the County CED website.

On June 10, 2024, Davis County was informed that they would need to submit a new Consolidated Plan beginning July 1, 2024. The County was not anticipating needing to submit a new Consolidated Plan until 2026. The County quickly published a public notice on June 11, 2024 on the State of Utah Public Notice website ([www.utah.gov/pmn](http://www.utah.gov/pmn)), the Standard Examiner, on the Davis County Community and Economic Development website, in the Davis County Library and emailed out to non-profits and city administrators of a public hearing on the development of the Consolidated Plan to be held July 2, 2024. A public hearing was held on July 2, 2024 to receive public comments in preparation for the development of the Consolidated Plan. Another public notice was issued on July 3, 2024 in the same forums as the June 11th notice announcing a 30 day comment period beginning July 3, 2024 and ending August 13, 2024. The draft Consolidated Plan was available for review on the County CED website and in the Community & Economic Development Office (Hard Copy).

See Attachment B for a compilation of public notices and any comments received.

- 15-Day public hearing notice from June 11, 2024 - July 2, 2024
- 30- day comment period from July 3, 2024 to August 13, 2024:
- Public hearing held on July 2, 2024: One comment was received (see public participation section)
- Public hearing held on August 13, 2024: No comments received

Substantial Amendment #1 to 2024-2025 Annual Action Plan

- 30- day comment period from February 11, 2025 to March 25, 2025:
- Public hearing held on March 25, 2025: Comments:

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

The public was encouraged to provide comments through email, mail, or in person prior to and attend or to view the public hearing. Any and all comments received are considered in the final preparation of the PY 2024-2028 Consolidated Plan. Only one comment was received and it was accepted.

## **7. Summary**

This most recent Consolidated Plan used broad participation and outreach efforts in order to identify the County's future housing, community, and economic development needs. All of the comments from the

Consolidated Action Plan's Community Needs Assessment Survey, which was conducted in 2020-2021, were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

Davis County takes public participation seriously and plans to take further steps to solicit public participation in the CDBG process. Davis County will continue to publish the notices in the newspaper as required by HUD as well as post all public notices on the County website. The County is continuing to incorporate additional outreach methods as part of the efforts to improve the CDBG program and public participation in the process.

The County received a total of 22 applications for CDBG funding. There were 2 requests for home rehab projects, 7 requests for public facilities/infrastructure projects, and 11 public services requests. The County grant review committee met on March 6, 2024 to determine which projects to recommend to the Commission for funding. On August 13, 2024 the County's 5 year Consolidated Plan and 2024-2025 Annual Action Plan was approved by the Commission.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	DAVIS COUNTY	Community & Economic Development Department

Table 1 – Responsible Agencies

### Narrative

Davis County’s Community & Economic Development Department (CED) is the lead agency for preparing and administering the Consolidated Plan, One Year Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

### Consolidated Plan Public Contact Information

#### Davis County Community & Economic Development Department

61 South Main State Street  
Suite 304  
Farmington, Utah 84025  
Telephone: (801)451-3495  
Email: [cdbg@daviscountyutah.gov](mailto:cdbg@daviscountyutah.gov)



## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The County conducted robust outreach with representatives of low-income neighborhoods, housing and social services providers, homeless shelter and homeless services providers, faith-based organizations, community stakeholders, County departments, and many others.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Davis County works directly with its cities, non-profit agencies, public health, mental health, Human Services Cabinet, Local Homeless Council and other service agencies within the County for their feedback and suggestions. The County has incorporated many of the suggestions into the 2024-2028 Consolidated Plan and PY24-25 Annual Action Plan.

#### **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**

Davis County staff actively participated with the Local Homeless Council (LHC), the entity responsible for oversight of the Continuum of Care (CoC). The Davis County LHC’s primary goal is to end homelessness in Davis County by coordinating resources, alignment of services, data collection, analysis, and cooperation among stakeholders. The LHC gathers community consensus to create and fulfill established outcomes. Using these goals, the LHC partners with the stakeholders to fill the needs of the Davis County community. County Staff serve as Co-chair of the LHC and actively participated in meetings.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Working closely with the other CoCs in the state- Mountainlands, Salt Lake County, and Balance of State, as well as other cities, state, and county representatives, County staff provided direction and support for how the funding of LHC priorities are considered in Emergency Solutions Grant (ESG) allocations. Utilizing data sources like the annual Point in Time (PIT) Count and UHMIS outputs, County staff and other LHC members continue to assess progress on shared metrics such as an individual's average length of homelessness, likelihood to return to homelessness, and the percent of exits from emergency shelter, transitional housing, and rapid rehousing projects to permanent housing. The Count has agreed to use common measures with other LHC members to grade service providers.

County representatives also actively participated in meetings regarding the funding and policies and procedures for administering the Utah Homeless Management Information System (UHMIS). UHMIS helps homeless providers coordinate care, manage operations, and better serve clients by tracking client service needs over time. All ESG-funded entities participate in UHMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Davis School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education Services-Employment Services - Narrowing the Digital Divide Other government - Local Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis School District officials provided valuable information regarding homeless families and youth and the challenges related to housing homeless youth. The school district also provided insight as to the work they are doing with the teen resource centers and new teen living center.
2	<b>Agency/Group/Organization</b>	Davis County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Services - Victims Agency - Emergency Management Other government - County Regional organization Civic Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consult regularly with the Sheriff's Office on what they are seeing with the homeless population of Davis County (e.g. where homeless individuals are found and drivers of homelessness from the conversations they have with individuals).
3	<b>Agency/Group/Organization</b>	Safe Harbor (Davis Citizens Coalition Against Violence)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis County regularly consults with Safe Harbor on the needs of survivors of domestic violence including risk factors for domestic violence and housing needs for those that they serve.
4	<b>Agency/Group/Organization</b>	Bountiful Community Food Pantry
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County regularly meets with Bountiful Community Food Pantry representatives who provide valuable information regarding food insecurity and also housing/homelessness needs since the population they work with are often struggling with their living situation.
5	<b>Agency/Group/Organization</b>	Davis Education Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Foundation Grantee Department Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis Education Foundation's mission is to invest in our students and educators to ensure a brighter future for our children and community by inspiring each child to succeed.

6	<b>Agency/Group/Organization</b>	Davis County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis County Health Department officials provided valuable information regarding homeless families and youth as well as the needs of elderly persons and persons with disabilities.

7	<b>Agency/Group/Organization</b>	St. Anne's Center (Lantern House)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Anne's Center/ Lantern House is a 501c3 non-profit organization originally formed in 1982 by St. Josephs Catholic Church, Elis Lutheran, and Good Shepard Episcopal Church. Operating exclusively as a soup kitchen at its inception, Lantern House quickly grew to include overnight shelter services and provides services to many former Davis County residents. Lantern House provided valuable insight on the homeless population from Davis County that they serve.
8	<b>Agency/Group/Organization</b>	Open Doors
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Service-Fair Housing Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County representatives meet regularly with agency leadership to discuss a variety of issues mostly as they relate to homelessness. The county gained valuable insight on what seems to be the most effective strategies for preventing homelessness and serving those who are currently homeless.
9	<b>Agency/Group/Organization</b>	Davis Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis Behavioral Health began in 1972 as a Davis County mental health agency and later incorporated as a 501(c)(3) non-profit. Each year they provide mental and behavioral health assistance to roughly 10,000 deserving individuals who have the courage to seek help. Through attentive care from our many qualified providers, clients report over 90% overall satisfaction, with nearly 87% confirming improved lives due to help received at one of our many Davis County facilities.
10	<b>Agency/Group/Organization</b>	Department of Veteran's Affairs
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Veterans Affairs (VA) is preventing and ending Veteran homelessness in communities throughout the nation by collaborating with various organizations to provide affordable housing, employment opportunities, household essentials, and more.
11	<b>Agency/Group/Organization</b>	Habitat for Humanity - Salt Lake Valley
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Salt Lake Valley Habitat for Humanity is a nonprofit organization that strives to help local low-income families have a place to call home. Davis County is providing funding to Habitat for Humanity to run a critical home repair program for the County and regularly consults with them to understand the needs of individuals who may be housing burdened or housing insecure.
12	<b>Agency/Group/Organization</b>	Dept. of Workforce Services Housing & Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Workforce Services help communities improve their infrastructure, develop affordable housing, and fight hunger and homelessness.

13	<b>Agency/Group/Organization</b>	SALT LAKE COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Child Welfare Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SLCO HCD provides support for regional HUD-supported programs for compliance and coordination between counties and cities in Utah.

14	<b>Agency/Group/Organization</b>	WEBER COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Weber County is a partner in regional activities with Davis County in reducing homelessness and community development.

15	<b>Agency/Group/Organization</b>	LAYTON
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Layton City is an entitlement city in Davis County, comprised of 82,601 persons and located in the northern part of the County.

17	<b>Agency/Group/Organization</b>	CLEARFIELD
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clearfield City is one of two entitlement cities in Davis County that receives CDBG funds. The City serves 34,062 residents in the northwestern portion of the County.
18	<b>Agency/Group/Organization</b>	Youth Futures
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Child Welfare Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Youth Futures provides safe shelter, collaborative resources, respectful guidance, and diverse support to homeless, unaccompanied, runaway, and at-risk youth in Northern and Southern Utah. Youth Futures opened Utah's first homeless Residential Support Temporary Youth Shelter on February 20, 2015, with 14 temporary overnight shelter beds located in the heart of downtown Ogden.
19	<b>Agency/Group/Organization</b>	Davis Technology College
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Higher Education/Trade School Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis Technical College regularly provides insights on economic development and workforce development strategy for low-moderate income individuals and families. They also provide insight into the educational needs of the County's major employers so that the County can work with them to help low-moderate income individuals get training to compete for higher paying jobs.

23	<b>Agency/Group/Organization</b>	Davis County Senior Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Davis County Senior Services operates senior centers, Meals on Wheels, and other programs for the County's aging population. Aging Services is a division of the Davis County Health Dept.
24	<b>Agency/Group/Organization</b>	Utah Community Action
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization



<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Founded in 1965, Utah Community Action is a nationally recognized provider of comprehensive services for income-eligible families. Their six core programs; Head Start, Adult Education, Case Management &amp; Housing, Nutrition, HEAT, and Weatherization, address barriers to self-reliance to empower individuals, strengthen families, and build communities</p>

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Utah Balance of State Continuum of Care	Homelessness services and strategies and Emergency Solutions Grant (ESG).
Davis County Consolidated Plan 2021-2025	Davis County Community and Economic Development	Housing, non-housing community development, and economic development strategies.
State of Utah Strategic Plan on Homelessness	State of Utah Department of Workforce Services-Office of Homeless Services	Housing, homeless resources, community coordination, transportation, mental health services, and homeless case management
Davis Health Department Housing Assessment	Davis County Health Department	Housing, economic development strategies, non-housing community development
Comprehensive Economic Development Strategy	Wasatch Front Economic Development District	Housing, non-housing community development, and economic development strategies.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The County coordinated and cooperated with other public entities, including the State of Utah, Salt Lake County, Utah County, Weber County, Salt Lake City, and neighboring cities, on the implementation of the Consolidated Plan. These coordination efforts included County representatives serving on the Balance of State board, Utah Homeless Network, and other governmental entities. In addition, the County staff worked closely with Weber County, Salt Lake County, and Salt Lake City's Housing and Community Development Divisions to foster increased regional collaboration for implementation.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 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**

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments, and the development of the Consolidated Annual Performance Report (CAPER). In addition, all notices of public meetings/hearings relating to this process are published in the Standard-Examiner, State Public Notice website, the Davis County Community and Economic Development Website, Davis County Library, and emailed to non-profits and city administrators.

On November 15, 2024, Davis County issued a public notice soliciting applications for PY 2024-2025 projects. A training was held on December 14, 2023 for agencies, units of local government and others interested in applying for 2024-2025 grant funds. The County opened applications on Neighborly on January 8, 2024 and closed applications on February 11, 2024. The County's CDBG grant review committee met on March 6, 2024 to review applications.

Prior to being notified on June 10, 2024 that the County would need to submit a new Consolidated Plan, the County, On January 2, 2024, published a public notice for a public hearing on the development of the 2024-2025 annual action plan. A public hearing was held on January 30, 2024 and three individuals came to talk about their requests for CDBG funding. A roster of attendees to the public hearing along with a summary of their comments is attached.

On April 10, 2024 a second notice for a public hearing on the 2024-2025 proposed final annual action plan was published on the. A second public hearing was held on May 14, 2024. No comments were received.

After receiving notice that the County would need to submit a new Consolidated Plan, the County on June 11, 2024, published notice of a public hearing to be held on July 2, 2024 to receive comments on the development of the 2024-2028 Consolidated Plan. The public hearing was held on July 2, 2024 and one comments were received. On July 3, 2024, a notice of a 30 day comment and public hearing to be held on August 13, 2024 was posted. No comments were received during the comment period or at the public hearing.

The County encouraged and sought broad participation but especially encouraged participation from low and moderate income persons, residents of slum and blighted areas, residents of predominantly low and moderate income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith based organizations.

**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	Non-English Speaking - Specify other language: SPANISH  Non-targeted/broad community	Davis County issued public notice in English and Spanish in the Standard Examiner on 11/15/2023 of the notice of funds availability (NOFA) for PY2024 CDBG program with a mandatory technical training held 12/14/2023 with applications due 2/11/24.	No Comments Received		www.standard.net

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 Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Davis County sent out public notice in English and Spanish via email on 11/15/2023 of the notice of funds availability (NOFA) for PY2024 CDBG program with a mandatory technical training held 12/14/2023 with applications due 2/11/24. The email was sent to local non-profits and cities with a request to disseminate to those they serve.	No Comments Received		

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)
3	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Davis County issued public notice in English and Spanish on the State of Utah Public Notice website on 11/15/2023 of the notice of funds availability (NOFA) for PY2024 CDBG program with a mandatory technical training held 12/14/2023 with applications due 2/11/24.	No Comments Received		<a href="https://www.utah.gov/pmn/">https://www.utah.gov/pmn/</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)
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Davis County issued public notice in English and Spanish on the County's CED website on 11/15/2023 of the notice of funds availability (NOFA) for PY2024 CDBG program with a mandatory technical training held 12/14/2023 with applications due 2/11/24.	No Comments Received		<a href="https://www.daviscountyutah.gov/ced/grants-and-community-development">https://www.daviscountyutah.gov/ced/grants-and-community-development</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)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On January 2, 2024, Davis County published notice of a public hearing in the Standard Examiner to be held on January 30, 2024 to receive comments on the development of the 2024-2025 Annual Action Plan.	No Comments Received		www.standard.net

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)
6	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On January 2, 2024, Davis County sent an email notice of a public hearing to be held on January 30, 2024 to receive comments on the development of the 2024-2025 Annual Action Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve.	No Comments Received		

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)
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On January 2, 2024, Davis County published notice of a public hearing on the State of Utah Public Notice website to be held on January 30, 2024 to receive comments on the development of the 2024-2025 Annual Action Plan.	No Comments Received		<a href="http://www.pmn.utah.gov">www.pmn.utah.gov</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)
8	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On January 2, 2024, Davis County published notice of a public hearing on the County's CED website to be held on January 30, 2024 to receive comments on the development of the 2024-2025 Annual Action Plan.	No Comments Received		<a href="https://www.daviscountyutah.gov/ced/grants-and-community-development">https://www.daviscountyutah.gov/ced/grants-and-community-development</a>

9	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>The County held a public hearing in conjunction with the County Commission meeting on January 30, 2024. The public hearing was noticed in the Standard Examiner, the County's website, the County Administration building, the State of Utah Public Notice website and emailed out to non-profits and cities. The intent of the hearing was to inform persons of the anticipated amount of federal assistance the</p>	<p>Three individuals made comments during the public hearing. The City Administrator of Woods Cross expressed gratitude for the continued support of their soil subsidence home rehabilitation projects and for support of a new waterline project funded in the 2022-2023 program year. The fire chief for the North Davis Fire District spoke about the Districts need for</p>	<p>North Davis Fire District wished to purchase an ambulance to serve three communities, however, one of the communities is an entitlement city. Therefore, Davis County is unable to fund the project with CDBG funds per federal regulations.</p>	
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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)
			<p>County will receive for PY2024-2025 and receive comments on the types of projects the County should consider as they work to develop their 2024-2025 Annual Action Plan. Three comments were received.</p>	<p>funding for equipment due to not receiving CARES act funding as a special service district. The executive director for a local non-profit spoke about the services her agency provides for the elderly and the need for funding to expand services.</p>		

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)
10	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On April 9, 2024, Davis County published notice of a 30 day public comment period and a public hearing on May 14, 2024 on the State of Utah Public Notice website for the 2024-2025 Annual Action Plan. The notices were published in English and Spanish.	No Comments Received		<a href="http://www.pmn.utah.gov">www.pmn.utah.gov</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)
11	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On April 9, 2024, Davis County published notice of a 30 day public comment period and a public hearing to be held on May 14, 2024 on the Davis County Community and Economic Development website for the 2024-2025 Annual Action Plan. The notices were published in English and Spanish.	No Comments Received		<a href="https://www.daviscountyutah.gov/ced/grants-and-community-development">https://www.daviscountyutah.gov/ced/grants-and-community-development</a>



12	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>On April 9, 2024, Davis County sent an email notice of a 30 day public comment period and public hearing to be held on May 14, 2024 to receive comments on the developed 2024-2025 Annual Action Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve. English and Spanish version of the notice were included in the email.</p>	<p>Davis County received three email requests for a copy of the 2024-2025 Annual Action Plan and the plan was emailed to the three individuals who requested a copy. No comments were received.</p>		
13	Newspaper Ad	Non-English Speaking -	On April 11, 2024, Davis	No Comments Received		www.standard.net

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)
		Specify other language: Spanish  Non-targeted/broad community	County published notice of a 30 day public comment period and public hearing to be held on May 14, 2024 in the Standard Examiner to receive comments on the developed 2024-2025 Annual Action Plan. The notice was published in English and Spanish.			

14	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>The County held a public hearing in conjunction with the County Commission meeting on May 14, 2024. The public hearing was noticed in the Standard Examiner, the County's website, the County Administration building, the State of Utah Public Notice website and emailed out to non-profits and cities. The intent of the hearing was to receive feedback on the County's 2024-2025 Annual Action Plan. One comment was received.</p>	<p>Bryce Haderlie, Woods Cross City Administrator, called and expressed his appreciation for continued funding of the Woods Cross Foundation Stabilization projects that the County has been providing funding for several years.</p>	<p><a href="https://www.youtube.com/watch?v=-0x8jTmfwmk">https://www.youtube.com/watch?v=-0x8jTmfwmk</a></p>
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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)
15	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 11, 2024, Davis County published notice of a public hearing to be held on July 2, 2024 in the Standard Examiner to receive comments on the development of the 2024-2028 Consolidated Plan. The notice was published in English and Spanish.</p>	No Comments Received		www.standard.net

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)
16	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On June 11, 2024, Davis County published notice of a public hearing to be held on July 2, 2024 on the State of Utah public notice website to receive comments on the development of the 2024-2028 Consolidated Plan. The notice was published in English and Spanish.	No Comments Received		<a href="http://www.pmn.utah.gov">www.pmn.utah.gov</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)
17	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On June 11, 2024, Davis County published notice of a public hearing to be held on July 2, 2024 on the Davis County CED website to receive comments on the development of the 2024-2028 Consolidated Plan. The notice was published in English and Spanish.	No Comments Received		<a href="https://www.daviscountyutah.gov/ced/grants-and-community-development">https://www.daviscountyutah.gov/ced/grants-and-community-development</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)
18	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	On June 11, 2024, Davis County sent an email notice of a public hearing to be held on July 2, 2024 to receive comments on the development of the 2024-2028 Consolidated Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve. English and Spanish version of the notice were included in the email.	No Comments Received		

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)
19	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	On July 2, 2024 Davis County held a public hearing to receive comments on the development of the 2024-2028 Consolidated Plan.	No comments were received.		



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)
20	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On July 3, 2024, Davis County published notice of a 30 day public comment period and a public hearing to be held on August 13, 2024 in the Standard Examiner to receive comments on the draft 2024-2028 Consolidated Plan. The notice was published in English and Spanish.</p>	<p>Bryce Haderlie, Woods Cross City Administrator, spoke on behalf of the Woods Cross City Mayor to express their appreciation of the County for access to the CDBG funds which allows the City to afford many beneficial projects. He asked for support to continue these funds.</p>		<p><a href="http://www.standard.net">www.standard.net</a></p>

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)
21	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On July 3, 2024, Davis County published notice of a 30 day public comment period and a public hearing to be held on August 13, 2024 on the State of Utah public notice website to receive comments on the draft 2024-2028 Consolidated Plan. The notice was published in English and Spanish.	No Comments Received		<a href="http://www.pmn.utah.gov">www.pmn.utah.gov</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)
22	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On July 3, 2024, Davis County published notice of a 30 day public comment period and a public hearing to be held on August 13, 2024 on the Davis County CED website to receive comments on the draft 2024-2028 Consolidated Plan. The notice was published in English and Spanish.	No Comments Received		<a href="https://www.daviscountyutah.gov/ced/grants-and-community-development">https://www.daviscountyutah.gov/ced/grants-and-community-development</a>

23	Internet Outreach	<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>On July 3, 2024, Davis County sent an email notice of a 30 day public comment period and public hearing to be held on August 13, 2024 to receive comments on the draft 2024-2028 Consolidated Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve. English and Spanish versions of the notice were included in the email.</p>	No Comments Received		
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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)
24	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	On August 13, 2024 Davis County held a public hearing to receive comments on the draft 2024-2028 Consolidated Plan.	No comments were received.		

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)
25	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On February 11, 2025, Davis County published notice of a 30 day comment period and a public hearing in the Standard Examiner to be held on March 25, 2025 to receive comments on a substantial amendment to the 2024-2025 Annual Action Plan.			www.standard.net

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)
26	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On February 11, 2025, Davis County published notice of a 30 day comment period and a public hearing on the State of Utah Public Notice Website to be held on March 25, 2025 to receive comments on a substantial amendment to the 2024-2025 Annual Action Plan.			<a href="http://www.pmn.utah.gov">www.pmn.utah.gov</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)
27	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	On February 11, 2025, Davis County sent an email notice of a public comment period and public hearing to be held on March 25, 2025 to receive comments on a substantial amendment to the 2024-2025 Annual Action Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve.			



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)
28	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On February 11, 2025, Davis County published notice of a 30 day comment period and a public hearing on the Davis County Community and Economic Development webpage to be held on March 25, 2025 to receive comments on a substantial amendment to the 2024-2025 Annual Action Plan.			<a href="https://www.daviscountyutah.gov/c ed/grants-and-community-development">https://www.daviscountyutah.gov/c ed/grants-and-community-development</a>

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment (NA) of the Consolidated Plan provides a profile of the County's population, median income, household demographics, housing problems, cost burden, and crowding. HUD Comprehensive Housing Affordability (CHAS), American Community Survey (ACS), and Census data were used to help assess the County's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding. A key goal of the Needs Assessment is to identify the nature and extent of housing problems experienced by Davis County's residents.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

In 1990, Congress passed the National Affordable Housing Act, which required that State and local governments participating in selected HUD grant programs prepare a Comprehensive Housing Affordability Strategy (CHAS). The CHAS was meant to serve as the strategic guide for housing and community development activities, particularly activities funded by HUD grants and targeted to low- and moderate-income households.

To support this analysis, HUD and the Census Bureau produced custom tabulations of the 1990 Census that provided grantees with information about low- and moderate-income households' housing needs. As a planning document, the CHAS was superseded in 1995 by the Consolidated Plan, but the Census data's custom tabulations continue to be known as the "CHAS data." The CHAS data were updated following the Census 2000, and in 2009 they were updated to rely on the American Community Survey (ACS), the Census Bureau's new annual survey that replaced the long form of the decennial Census. The CHAS data combine ACS microdata with HUD-adjusted median family incomes (HAMFI) to estimate the number of households that qualify for HUD assistance. The CHAS data also incorporate household characteristics (such as race/ethnicity, age, family size, disability status) and housing unit characteristics (such as the number of bedrooms and rent/owner costs).

### HUD-Adjusted Median Family Incomes (HAMFI)

This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and HUD programs' income limits. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made. If the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

The Community Housing Affordability Strategy (CHAS) evaluates the conditions of families in the lower 50% of the Housing Affordability Median Income for the area.

### Income Category

- **Extremely low-income**      **30% HAMFI**
- **Very low-income**            **>30% - 50% HAMFI**
- **Low income**                    **>50% - 80% HAMFI**
- Low- and middle-income      <100% HAMFI
- Upper income                    >100% HAMFI

The most relevant thresholds are 50% and 80% of HAMFI because most HUD programs base eligibility on these thresholds (which are generally referred to as "extremely low-income" and "low-income," respectively).

US Census, April 1, 2010 (V2019) estimates the population of **Davis County at 306,492** and counts **363,032 persons as of 2022** (ACS 2022 5-Year). Davis County's **population grew by 18.5%** over that time period compared to a population increase of only 7.8% nationwide.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	216,440	235,665	9%
Households	64,525	70,130	9%
Median Income	\$60,061.00	\$69,747.00	16%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,729	5,705	12,510	9,204	38,965
Small Family Households	899	2,095	4,930	3,668	20,020
Large Family Households	420	925	2,660	2,575	9,175
Household contains at least one person 62-74 years of age	809	980	2,429	1,444	7,320
Household contains at least one person age 75 or older	803	1,018	1,450	1,040	2,839
Households with one or more children 6 years old or younger	733	1,582	3,877	3,268	5,964

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

Total Households	All households by income levels.
Small Family Households	A small family is defined as a family with two to four members.
Large Family Households	A large family is defined as a family with five or more members.
Household Contains at Least One Person 62-74 Years of Age	Household contains at least one person 62-74 years of age.
Household Contains at Least One Person Age 75 or Older	Household contains at least one person age 75 or older.
Households with One of More Children 6 Years Old or Younger	Household contains at least one child age 6 or younger.

**Table 7 - Number of Households - Key Terms**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	15	70	20	150	0	10	20	20	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	20	15	15	50	60	4	54	15	133
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	100	189	58	382	10	70	95	14	189
Housing cost burden greater than 50% of income (and none of the above problems)	974	395	85	0	1,454	1,130	930	525	98	2,683

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	264	1,214	1,005	69	2,552	399	890	2,545	1,060	4,894
Zero/negative Income (and none of the above problems)	105	0	0	0	105	174	0	0	0	174

**Table 8 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,054	530	354	93	2,031	1,200	1,015	695	148	3,058
Having none of four housing problems	485	1,754	3,100	1,660	6,999	980	2,410	8,350	7,294	19,034
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 9 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	453	914	499	1,866	339	685	1,474	2,498
Large Related	70	284	280	634	225	420	629	1,274
Elderly	359	113	158	630	784	539	490	1,813
Other	400	425	320	1,145	249	185	515	949
Total need by income	1,282	1,736	1,257	4,275	1,597	1,829	3,108	6,534

**Table 10 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	285	285	305	325	0	630
Large Related	0	0	50	50	120	90	55	265
Elderly	199	59	30	288	480	370	110	960
Other	0	360	55	415	234	0	0	234
Total need by income	199	419	420	1,038	1,139	785	165	2,089

**Table 11 – Cost Burden > 50%**

Data 2016-2020 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	35	110	179	58	382	70	74	149	29	322
Multiple, unrelated family households	0	10	10	0	20	0	0	0	0	0



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	15	15	30	0	0	0	0	0
Total need by income	35	120	204	73	432	70	74	149	29	322

**Table 12 – Crowding Information – 1/2**

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 13 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

The 2016-2020 CHAS data shows that Davis County has a population mix of 52% families and 48% single-person households.

Single household key data points;

- **Single residents comprise 57% of extremely low-income households (0-30% HAMFI)**
- Single residents comprise 47% of very low-income households (>30-50% HAMFI)
- Single residents comprise 38% of low-income households (>50-80% HAMFI)
- Single residents represent 26% of RENTERS with a cost burden.
- Single renters comprise 30% of renters who have a cost burden and are extremely low-income.

Single persons do not experience a disproportionate amount of housing cost burden across any income category. They are generally more likely to be in a lower-income bracket but not more likely to have a cost burden. This may be due to single persons who are housed in non-family housing with roommates.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Domestic Violence**

**Safe Harbor Crisis Center** is the only shelter in Davis County providing homeless beds for domestic violence. Safe Harbor's shelter is a 31-bed shelter arranged into shared rooms with common spaces. This shelter is specifically for survivors of domestic violence and sexual assault and their minor children.

Looking at a five-year average, domestic violence assaults are up 51% in the year 2020 in Davis County. While sheltering at home is an important measure designed to protect individuals from the coronavirus, it has proven to raise the intensity of domestic violence incidents. In the State of Utah, over 40% of homicides since 2000 have been domestic violence-related. In Fiscal Year 19-20, Safe Harbor had to turn away 500 requests to the Emergency Shelter. Emergency Shelter is used to help individuals in high-risk situations find a place to shelter in safety.

In 2020, Safe Harbor;

- Provided 6,838 shelter nights
- Provided services to 3,723 persons
- Provided services to 591 children
- Had 2,223 community members attend community education events

### **Disability**

Federal nondiscrimination laws define a person with a disability to include any (1) individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment.

In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism. In general, the definition of “person with a disability” does not include current users of illegal controlled substances but does provide protections for individuals with drug or alcohol addiction. Individuals would also be protected under Section 504 and the ADA if the purpose of the specific program or activity is to provide health or rehabilitation services to such individuals.

The U.S. Census Bureau, Quick Facts (2015-2019) estimates that 6.5% of the population under age 65 in Davis County have a disability, compared to a national average of 8.6%

### **What are the most common housing problems?**

Most common housing problems for renters:

- 2,255 low- to moderate-income (LMI) renter households with housing cost burden greater than 30% (and none of the other problems)

- 1,836 LMI renters with housing cost burden greater than 50% (and none of the other problems)
- 470 LMI renters with substandard housing
- 348 LMI renters with overcrowding
- 59 LMI renters with severe overcrowding

Most common housing problems for homeowners:

- 3,834 LMI homeowners with housing cost burden greater than 30% (and none of the other problems)
- 2,722 LMI homeowners with housing cost burden greater than 50% (and none of the other problems)
- 238 LMI homeowners with overcrowding
- 30 LMI homeowners with substandard housing
- 20 LMI homeowners with severely overcrowding

There are a total of 87,074 households in Davis County. 6,089 households comprised of renters and homeowners have a housing cost burden of over 30% and account for 14% of total households.

### **Are any populations/household types more affected than others by these problems?**

Renter households with worst-case housing needs are those with very low incomes that do not receive government housing assistance and pay more than one-half of their incomes toward rent, those that live in severely inadequate conditions, or both.

### **WHICH HOUSEHOLDS CAN HAVE WORST-CASE NEEDS?**

By definition, households that can have worst-case needs are households that—

1. Are renters.
2. Have *very low incomes*—that is, incomes of no more than 50 percent of the area median income (adjusted for family size).
3. Do not receive housing assistance.

### **PRIORITY PROBLEMS TRIGGER WORST-CASE NEEDS**

Two types of priority problems determine whether households have worst-case needs:

1. *Severe rent burden* means that a renter household is paying more than one-half of its income for gross rent (rent and utilities).
2. *Severely inadequate housing*, which refers to units having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance

*"Worst Case Housing Needs, 2019 Report to Congress"* U.S. Department of Housing and Urban Development, Office of Policy Development and Research

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The **McKinney-Vento Act**, which later became part of the No Child Left Behind Act (NCLB), mandates protections and services for homeless children and youth, including those with disabilities. The 2004 reauthorization of IDEA also includes amendments that reinforce timely assessment, inclusion, and continuity of services for homeless children and youth with disabilities.

**Who is considered homeless?**

Anyone who lacks a fixed, regular, and adequate nighttime residence including:

- Sharing the housing of others due to lack of housing, economic hardship, or similar reason
- Living in motels, hotels, trailer parks, camping grounds, due to lack of adequate alternative accommodations
- Living in emergency or transitional shelters
- Abandoned in hospitals,
- Awaiting foster care placement
- Living in a public or private place not designed for humans to live
- Living in cars, parks, abandoned buildings, public train stations, etc.
- A migrant child who qualifies under any of the above

Davis School District reports that in 2017-2018 a total of **1,282 students were homeless**. Additionally, a total of 4,664 students ages 5 - 17 were in families living in poverty. The District's poverty ratio is 5.6.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Estimates were made based on various information sources. Census, ACS, CHAS, and Point-in-Time Homeless data are used when available. If raw data is not available, information from agencies dealing with each type of client was requested based on current program usage.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing cost burden continues to be a primary risk for low-income individuals and families with children at risk of experiencing homelessness.

The National Alliance to End Homelessness states that "low-income households are typically unemployed or underemployed due to many factors, such as a challenging labor market; limited education; a gap in work history; a criminal record; unreliable transportation or unstable housing; poor health or a disability. For those who are low-income but employed, wages have been stagnant and have not kept pace with expensive housing costs. The typical American worker has seen little to no growth in his/her weekly wages over the past three decades. Too little income combined with the dwindling availability of low-cost housing leaves many people at risk for becoming homeless."

Other than income, some other characteristics can also predispose an individual or household to homelessness, including:

- Persons leaving institutions: detox, mental hospitals, prisons, etc.
- Households paying more than 50% of income for housing costs
- Victims of domestic violence
- Special needs populations (persons with AIDS, disabilities, drug or alcohol addiction, etc.
- Single parent head of households who are unemployed
- People who are doubling up in unstable living arrangements (and cannot be counted as homeless)
- Families living below the poverty level

Households that exhibit one or more of these characteristics constitute a population that is "at-risk" of becoming homeless. These individuals and families are at risk of becoming homeless because they have a lesser chance of making economic improvements in their lives.

## **Discussion**

The U.S. Census Bureau defines housing in terms of units: a housing unit is a house, an apartment, mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters. Affordability is a ratio of a household's housing costs compared to its income. The U.S. federal government defines affordable housing as any housing unit whose gross monthly costs, including utilities, are equal to no more than 30% of a household's gross monthly income. In general, a housing unit is considered affordable regardless of the payment amount, the type of unit, the age of the unit, the size of the unit, or the location of the unit, if the unit's gross costs are under 30% of the occupying household's gross monthly income.

Although the amount of housing one can afford may vary from one household to the next, socially equitable means of shelter is generally understood as a fundamental human right. Nonetheless, finding

affordable housing in a suitable surrounding fulfills much more than a basic need for Utah's families. **Unaffordable housing affects a household's budget, leaving less to pay for food, utilities, transportation to work, health, and child care and reducing savings for emergencies, retirement, and other opportunities.**

In fact, the loss of stable housing has a greater impact on one's employment than the loss of employment has on the ability to maintain stable housing.

**An individual who has recently faced housing instability is 11–22% more likely to also experience subsequent job loss.**

These challenges result in decreased opportunities and a lower overall quality of life. Reducing housing instability is at least as crucial as macroeconomic and institutional changes in expanding the dynamics of economic growth. This complexity cannot be simply overcome by the conviction that frictionless exchange and unlimited development could allow the price of housing to depreciate until it is accessible to everyone, including the lowest-paid workers.

According to the Utah Code, "Moderate-income housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located."

The Comprehensive Housing Affordability Strategy (CHAS) data show that nearly two-thirds of renter households in Utah had incomes below 80% of area median income (AMI) and were thus categorized as low-income (LI), very low-income (VLI), or extremely low-income (ELI). Notably, nearly one-quarter of all renter households in Utah were ELI households.

**Affordable rental housing for moderate-income renters in Utah is becoming increasingly scarce.** Utah's rental housing gap stems from an increasing mismatch between renter households and the housing units they could potentially afford. An affordable housing shortage occurs when there are more renters at a particular income threshold than there are affordable housing units.

*"State of Utah Affordable Housing Assessment 2020"*, Utah Department of Workforce Services, Housing, and Community Development

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

CDBG entitlement communities are to provide an assessment for each of the disproportionately greater needs identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for Davis County as a whole that can be useful in describing the overall need.

### Income Category

- **Extremely low-income**            **30% HAMFI**
- **Very low-income**                **>30% - 50% HAMFI**
- **Low income**                        **>50% - 80% HAMFI**
- Low- and middle-income        <100% HAMFI
- Upper income                        >100% HAMFI

The most relevant thresholds are 50% and 80% of HAMFI because most HUD programs base eligibility on these thresholds (which are generally referred to as "very low-income" and "low-income," respectively).

### Housing Problems

There are four housing problems in the CHAS data:

1. The housing unit lacks complete kitchen facilities
2. The housing unit lacks complete plumbing facilities;
3. Household is overcrowded
4. Household is cost-burdened.

A household is said to have a housing problem if they have one or more of these four problems.

Overcrowding is one of the four housing problems evaluated by HUD.

#### HUD defines overcrowding as:

- Overcrowding - More than one person per room.
- Severe overcrowding - More than 1.5 persons per room.

#### HUD defines cost burden as:

- Cost burden - Monthly housing costs (including utilities) exceeding 30% of monthly income.
- Severe cost burden - Monthly housing costs (including utilities) exceeding 50% of monthly income.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,085	724	390
White	2,380	559	319
Black / African American	135	0	20
Asian	45	0	4
American Indian, Alaska Native	0	0	0
Pacific Islander	70	0	0
Hispanic	415	135	35

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,290	1,525	0
White	2,575	1,390	0
Black / African American	80	0	0
Asian	34	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	529	80	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:



1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,475	6,755	0
White	4,000	5,910	0
Black / African American	50	45	0
Asian	99	64	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	100	0
Hispanic	260	565	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	7,053	0
White	1,785	6,243	0
Black / African American	0	20	0
Asian	15	147	0
American Indian, Alaska Native	0	4	0
Pacific Islander	15	15	0
Hispanic	110	533	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

A disproportionately greater number of housing problems would exist when members of any particular racial or ethnic group at a particular income level experience housing problems at a rate greater than 10% of the percentage of the same racial or ethnic group population as a whole.

Davis County's population is estimated in the QuickFacts V2023 at 373,207 with;

- 91.4% White alone
- 11.1% Hispanic or Latino
- 3.0% two or more races
- 1.5% Black or African American alone
- 2.3 % Asian alone
- 0.8% American Indian and Alaska Native alone

There is minimal statistical variation in the overall population estimates and those broken down by low- to moderate-income levels. Generally, White alone residents are slightly more likely to not be low- to moderate-income. There is no racial disparity in Davis County which meets the HUD definition.

However, the population in Davis County is less diverse than the nation as a whole.

- White alone (not Hispanic) in Davis County 91.4% and U.S. 75.5%
- Hispanic or Latino in Davis County 11.1% and U.S. 19.1%
- Black or African American in Davis County 1.5% and U.S. 13.6%

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

**Severe housing problems** include:

- Overcrowded households with 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50% of income

Generally, severe housing problems in Davis County are caused by severe housing cost burdens of more than 50% of income.

The "2019 County Health Ranking Key Report" by the Robert Wood Johnson Foundation found the "many households are just one unforeseen event – an illness, job loss, financial crisis, or even a drop-in hour at work – from losing their home. The risk for homelessness is especially high for low-income families spending more than half of household income on housing costs. Families that face insecure housing, forced moves, or homelessness are more likely to experience poor mental or physical health and preventable hospitalizations. For children in these families, experiencing homelessness can also be harmful to brain and body function and development, with lifelong and cumulative negative health outcomes for the child, the family, and the community."

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,615	1,179	390
White	1,965	974	319
Black / African American	135	0	20
Asian	45	0	4
American Indian, Alaska Native	0	0	0
Pacific Islander	70	0	0
Hispanic	365	185	35

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,425	3,395	0
White	1,090	2,890	0
Black / African American	50	30	0
Asian	10	74	0
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	250	359	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	893	10,310	0
White	798	9,080	0
Black / African American	0	95	0
Asian	50	112	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	100	0
Hispanic	30	795	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	421	8,558	0
White	366	7,643	0
Black / African American	0	20	0
Asian	0	157	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	30	0
Hispanic	55	588	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

A disproportionately greater number of housing problems would exist when members of any particular racial or ethnic group at an income level experience housing problems at a rate greater than 10% of the percentage of the same racial or ethnic group population as a whole.

There is minimal statistical variation in the overall population estimates and those broken down by low- to moderate-income levels. Generally, white alone residents are slightly more likely to not be low- to moderate-income. There is no racial disparity in Davis County which meets the HUD definition.

Housing cost burden is pervasive throughout Davis County. **Over 35.2% of extremely low- to moderate-income households (0 - 80% AMI) in Davis County are experiencing a severe housing problem.** These 5,650 households are at a higher risk of experiencing homelessness and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

**Among extremely low-income (ELI) (0-30% HMAFI) residents, over 65% are experiencing severe housing problems.** White residents account for 80% of ELI residents with severe housing problems but are a total of 83.2% of the total population. Generally, throughout the data provided in the 2016-2020 CHAS, white residents are less likely to experience severe housing problems when compared to their level of the total population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section evaluates the housing cost burden from a racial or ethnic group perspective. Cost burden is the fraction of a household's total gross income spends on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.

A disproportionate greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

HUD defines cost-burdened families as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severe rent burden is defined as paying more than 50 percent of one’s income on rent.

The tables display cost burden information for Davis County and each racial and ethnic group.

### Cost Burden is described in the tables as:

- No cost burden (less than 30%)
- Cost burden (30-50%)
- Severe cost burden (more than 50%)
- No/negative income.

No/negative income households are those whose income is zero or negative due to self-employment, dividends, and net rental income. The households are not included in the other two categories but still require housing assistance and are counted separately.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54,554	9,198	4,536	425
White	49,805	8,045	3,765	339

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Black / African American	290	130	135	20
Asian	799	128	90	4
American Indian, Alaska Native	165	10	0	0
Pacific Islander	220	85	0	0
Hispanic	2,929	725	500	50

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS  
Source:

**Discussion:**



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

A disproportionately greater number of housing problems would exist when members of any particular racial or ethnic group at an income level experience housing problems at a rate greater than 10% of the percentage of the same racial or ethnic group population as a whole. There are no groups in Davis County which have a disproportionately greater need than the needs of that income category.

**If they have needs not identified above, what are those needs?**

In general, most racial groups other than the majority White in Davis County experience slightly higher rates of a housing cost burden than the income category as a whole. None of these groups meet the criteria of disproportionately greater need.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

**Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data.**

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Within Davis County, there is one public housing authority, Davis Community Housing Authority (DCHA), which assists persons and families with various housing-related needs.

The DCHA offers the following programs:

- Section 8 Housing Choice Voucher program allows participants to receive rental assistance in a dwelling of their choice. There are over 700 properties, both homes and apartments, located throughout Davis County.
- Section 8 Moderate Rehabilitation program provides rental assistance to Lakeview Heights, which are 3-bedroom townhouses available for families.
- Section 8 Substantial Rehabilitation program provides rental assistance to Rosewood Villa apartments which are 1-4 bedroom units owned by DCHA and located in Layton City.
- Family Self-Sufficiency program that receives applications from participants who want to become more financially independent. The program is a structured 5-year program that encourages self-sufficiency and home-ownership. It offers a variety of supportive services from DCHA and others.
- TANF Homeless Prevention program is one-time rent assistance eligible to families with children experiencing financial hardships and are homeless or at risk of becoming homeless.

Davis Community Housing Authority administers 990 Vouchers. Voucher waitlists are two years long. The Community Housing Authority offers public housing via the apartment complexes that they own and manage. They have two dedicated senior and disabled housing complexes; these are located at Meadows West - Bountiful. Over 114 families are assisted at the other complexes: Thornwood Villa - Bountiful, Rosewood Villa - Layton, Center Court - Bountiful, and Parrish Lane - Centerville. The DCHA has 154 public housing units. These units have a one-year waitlist.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	82	154	990	0	987	3	0	0

**Table 23 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	10,036	10,486	11,977	0	11,986	8,876	0	
Average length of stay	0	1	4	5	0	5	0	0	
Average Household size	0	3	2	2	0	2	2	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	38	130	0	130	0	0	
# of Disabled Families	0	4	51	400	0	398	2	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	82	154	990	0	987	3	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	75	147	910	0	907	3	0	0
Black/African American	0	2	2	49	0	49	0	0	0
Asian	0	1	1	6	0	6	0	0	0
American Indian/Alaska Native	0	4	2	16	0	16	0	0	0
Pacific Islander	0	0	2	9	0	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	12	21	134	0	134	0	0	0
Not Hispanic	0	70	133	856	0	853	3	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 is a federal law, codified at 29 U.S.C. § 794, that prohibits discrimination based on disability in federally-assisted programs or activities. Specifically, Section 504 states, "No otherwise qualified individual with a disability in the United States. . . shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service." This means that Section 504 prohibits discrimination based on disability in any program or activity that receives financial assistance from any federal agency, including HUD, as well as in programs conducted by federal agencies, including HUD.

An individual with a disability is any person who has a physical or mental impairment that substantially limits one or more major life activities. The term physical or mental impairment may include, but is not limited to, conditions such as visual or hearing impairment, mobility impairment, HIV infection, developmental disabilities, drug addiction, or mental illness. In general, the definition of "person with disabilities" does not include current users of illegal controlled substances. However, individuals would be protected under Section 504 (as well as the ADA) if the purpose of the specific program or activity is to provide health or rehabilitation services to such individuals.

The term major life activity may include, for example, seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, speaking, or working. This list is not exhaustive. Section 504 also protects persons who have a record of such impairment or are regarded as having such an impairment.

The PIC (PIH Information Center) data shows that 24% of public housing residents are elderly (>62) and 13% of the voucher recipients. Disabled families account for 33% of public housing residents and 40% of voucher recipients.

DCHA reports that they accommodate clients who need accessibility changes to their public housing units on a case-by-case basis to modify the housing to meet the needs of the residents.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The waitlist is currently over two years long and is currently closed. Davis County Housing Authority could not provide information on the types of families now on the waiting list. DCHA reports that the most pressing issue for persons currently on the waiting list is housing affordability. Current public housing residents and Housing Choice Voucher holders continue to struggle with the prospect of housing affordability if they are no longer eligible for HUD programs due to an increase in income or other circumstances that make them ineligible to participate. Families feel increased stress as they face unknown housing stability in the future and see the rising cost of housing.

## **How do these needs compare to the housing needs of the population at large**

The challenges of housing cost burden impact almost all families, regardless of the income level. Housing cost burdens impact middle-income families who have a more significant challenge saving for emergencies and maintaining their home or saving for homeownership. Households with a high-cost burden, regardless of income, are at a greater risk of losing their housing.

### **Discussion**

The DCHA implements its 504 Plan according to HUD requirements. To the County's knowledge, there have not been any complaints regarding discriminatory practices. Based on the County's evaluation of the DCHA, they have a good history of housing on a first-come, first-serve basis, or worst-case need.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a complex issue. Contributing factors can be personal, societal, and cultural and include job loss, divorce, lack of affordable housing, mental illness, physical disability, substance abuse, and many more. People experiencing homelessness suffer adverse health effects, and their children do more poorly in school. On average, they are more likely to be a victim of crime and to be arrested. Large numbers of people living on the streets or in emergency shelters can create public health hazards with waste, drug use, and disease spreading quickly.

Utah has two primary sources of statewide homelessness data that can help local communities develop appropriate response strategies. The Homeless Information Management System (HMIS) records and stores longitudinal, client-level information on homeless individuals' characteristics and service needs. HMIS contains client assessment data on housing barriers, income, and other factors contributing to their homelessness. The data in HMIS is primarily self-reported.

The Point-in-Time (PIT) count is a physical count of all homeless persons living in emergency shelters, transitional housing, and on the streets on a single night. This count is conducted annually in Utah during the last ten days in January and provides a snapshot of homelessness on a single night. The data from this count helps determine the amount of funding awarded for homeless programs across the state and report changes among the homeless population and raise public awareness of homelessness. Data from the one-night PIT count and the longitudinal data collected by the Homeless Management Information System (HMIS) are the primary sources used to measure the progress of meeting the national strategic goal of preventing and ending homelessness. Using HUD's definition of homelessness for the PIT count, CoC's are instructed to count all adults, children in households, and unaccompanied youth who reside in one of the defined areas on the night of the count. An unsheltered homeless person lives in a place not meant for human habitation, a vehicle, or on the street. Included in this count are people in temporary tents, encampments, and warming centers. A sheltered homeless person resides in an emergency shelter, transitional housing, or supportive housing for homeless persons who originally came from the streets or emergency shelter. HUD's definition of homelessness for the PIT count does not include persons who may be staying with friends or relatives, in a hotel/motel, in a treatment facility, or in jail. Persons in these circumstances are defined as precariously housed and are often characterized as being at imminent risk of becoming homeless.

On **January 25-27, 2024**, each of Utah's Continuum of Care carried out the HUD-mandated Point-in-Time Count (PIT). The PIT is a massive effort to count everyone who meets the HUD definition of literal homelessness in a community on a specific night. As a result, the PIT captures people who spent the night in an emergency shelter, transitional housing, or a place not meant for human habitation. While many factors, from the



weather to the way the count is organized and performed, influence any given PIT count results, the PIT is a valuable tool in calculating the community’s need for homeless services on any given night.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	44	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	8	28	0	0	0	0
Chronically Homeless Individuals	1	14	0	0	0	0
Chronically Homeless Families	0	9	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In PY2019, 146 persons exited permanent housing (2 Years Prior)

- 7 persons returned to homelessness in less than 6 months
- 4 persons returned to homelessness from 6-12 months
- 6 persons returned to homelessness from 13-24 months

There were a total of 17 persons who returned to homelessness in 2 years.

#### **Number of Persons who Become Homeless for the First Time**

In FY2019, there were 128 persons entered into the HMIS system for emergency shelter, temporary housing, or permanent housing. A total of 31 persons were counted within 24 months prior to the entry.

#### **Successful Housing Placement**

In FY2019, 44 people were in emergency shelters, temporary housing, or permanent housing who exited without moving into permanent housing. Of that group, 27 persons exited to permanent housing destinations. This accounts for a 61% successful exit.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2020 Point-in-Time Count (PIT) identified 31 children who were survivors of domestic abuse and receiving shelter. There were no unsheltered youth in the 2019 PIT.

**Safe Harbor’s Hope Housing** program provides a range of services to help survivors maintain or obtain housing. Safe Harbor also has transitional housing apartments offering 6-24 months of secure housing with support services for survivors who need housing due to sexual assault, domestic abuse, dating violence, or stalking. Offering these complete services helps individuals achieve personal and financial independence in permanent housing, moving themselves and their children away from violence.

There were no veterans counted as sheltered or unsheltered in the 2020 PIT Count. Veterans Housing Services are available specifically to meet the needs of homeless veterans from a variety of services, including Hill Air Force Base, Homeless Veterans Fellowship (Ogden), VA Salt Lake City Health Care System, and Utah Veterans. The State of Utah has been working with partners and stakeholders for over a decade to ensure that no veteran is homeless.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Information on the racial and ethnic groups of homeless persons was not available for Davis County.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The U.S. Department of Housing and Urban Development's (HUD) definition of literal homelessness as defined in the Final Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), as described in the following four categories:

1. Individuals and families who lack a fixed, regular, and adequate nighttime residence, including a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution
2. Individuals and families who will imminently lose their primary nighttime residence
3. Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition
4. Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Coordinated entry is an essential process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choice, rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.

Davis County has several programs in the county available to assist persons who are homeless; domestic violence shelter, rapid re-housing, and transitional housing.

**The 2020 PIT Count provided information on the utilization rate of each of these services.**

- 22 persons at the Safe Harbor Domestic Violence Shelter with a total of 32 beds available. The utilization rate for domestic violence beds was 70%.
- 56 persons were receiving rapid re-housing services and with a utilization rate of 100%.
- 29 persons were in transitional housing/domestic violence with 36 beds available. The utilization rate for transitional housing is 81%.

**Safe Harbor Crisis Center** is the only shelter within Davis County providing homeless beds. Safe Harbor's shelter is a 32-bed shelter arranged into shared rooms with common spaces. This shelter is specifically for survivors of domestic violence and sexual assault and their minor children.

**Discussion:**

*"The State of Utah Strategic Plan on Homelessness - 2020"* identified six gaps in service for the Davis Local Homeless Committee.

### **Gap 1: Affordable Housing, Permanent Supportive Housing, and Emergency Beds**

Research and practice strongly support a Housing First approach to addressing homelessness. This means providing stable housing as a first step and following up with an appropriate continuum of supportive services. Utah's Housing First approach is challenged by the lack of affordable housing for individuals and families currently facing homelessness, particularly in urban areas where jobs are available.

### **Gap 2: Mental Health Services, Substance Use Disorder Treatment, and Healthcare**

According to the 2018 Point in Time Count (PIT), one in three individuals experiencing homelessness in Utah is severely mentally ill, and one in four has a substance use disorder. LHCCs identify the lack of specialized substance use services and mental health services for individuals experiencing homelessness as a direct obstacle to reducing the number of homeless. Additionally, individuals who experience homelessness are less likely to access healthcare systems and suffer from preventable diseases.

### **Gap 3: Case Management**

Case management is an essential service and component of health and human service organizations. In homeless services, case management focuses on assessing the individual needs of a client, developing treatment or service goals and plans, monitoring those services and compliance, connecting clients to the homeless service system, and providing emotional support to those experiencing homelessness.

### **Gap 4: Diversion, Prevention and Outreach Services**

Communities widely identify the increasing need to fund services that help divert individuals and families who are at the point of spending a night unsheltered or entering a shelter for housing options. There is also a need to engage in wider community efforts to prevent housing crises from occurring and specifically prevent individuals with such crises from experiencing homelessness. A third distinct but related need to diversion and prevention is engaging in outreach work— finding and connecting with individuals experiencing homelessness and directing them to appropriate services. Utah communities highlight the strong connection between prevention, diversion, and outreach services and minimizing homelessness, and specifically the need for financial resources to fund these services.

### **Gap 5: Data Systems that Capture More of the Full Story**

The Homeless Management Information System (HMIS) records data on homeless services for HUD reporting and is typically viewed as the sole source for homelessness data. HMIS does not capture the full story of the work done to support the needs and challenges of persons experiencing homelessness and the total number of those experiencing homelessness. Additionally, the PIT count takes place once a year, in January. The coordination of service providers and volunteer resources impacts the ability to count those experiencing homelessness throughout the state.

## **Gap 6: Available Transportation**

The lack of transportation impedes the ability of service providers to ensure the continuum of care of those experiencing homelessness by 1) inability to connect with the client; 2) client is unable to keep with employment schedule, and 3) client failing to maintain treatment. While communities recognize that the investment of public transportation systems in rural areas is not immediately financially feasible, an investment in small-scale transportation arrangements (i.e., financial support for provider fleet vehicles) can be a realistic solution.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Davis County has a wide variety of public and private agencies that provide services to non-homeless special needs populations.

Groups that require supportive housing includes but is not limited to:

- The elderly, age 65 and over, and the frail elderly, who are defined as elderly persons who need assistance with three or more activities of daily living such as bathing, walking, and performing light housework
- Persons with mental, physical, and/or developmental disabilities
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking
- Persons with alcohol or other drug addictions
- Individuals in need of housing due to criminal backgrounds
- Individuals in need of housing due to evictions stemming from poverty

### **Describe the characteristics of special needs populations in your community:**

Davis County has a lower rate of disability for individuals under 65. The national average for persons under 65 with a disability is 8.6%, and it is 6.5% in Davis County.

Additionally, Davis County is a relatively young county, with **persons under 18 accounting for 31.7% of the population, and children under 5 are 8.1% of the population.** The national average for persons under 18 is 22.3% of the population. This large group relies on services to help nurture their growth into becoming productive and thoughtful future citizens. Factors surrounding schools, playgrounds, lead-based paint hazards, poverty, and crime all play a significant role in ensuring that the county's children are safe and grow up in livable neighborhoods.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The non-homeless special needs populations in Davis County have a wide range of service needs, including transitional housing, supportive housing, accessible housing, counseling, case management, transportation to healthcare facilities, and employment. All special needs populations require special consideration. While many persons within the special needs population do not rely on governmental assistance, some do. Davis Community Housing Authority, Davis Behavioral Health, Open Doors, Safe

Harbor, Davis County Senior Services, and Davis County Health Department offer services for those reliant on services. The County supports the effective programs that are already provided by these entities. The needs are determined based on feedback from the clientele and the providers themselves. Some of the service needs include: set aside subsidized housing units, counseling, treatment, meals, health programs, transportation services, job and skills training, and housing repair and rehabilitation.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In 2018, most newly diagnosed HIV cases were reported in Utah's largest population centers. This includes the four counties making up the Wasatch Front (Weber, Davis, Salt Lake, and Utah) as well as Washington County, where the City of St. George is located. Salt Lake County is, by far, the most densely populated county in Utah and is where the most significant number of new HIV infections are reported each year. In 2018, 87% of newly diagnosed HIV infections were reported along the Wasatch Front; 63% were reported in Salt Lake County alone.

HIV disproportionately affects males in both Utah and the United States. The rate of reported diagnosis among males was highest at the beginning of the 10-year reporting period. Over the past five years, the rate has remained stable, with annual fluctuations no greater than 1.1 cases per 100,000 male Utah residents. The rate among females is even more stable, with annual differences of less than 1.0 case per 100,000 females over the 10-year period. Nationwide, HIV affects people of all ages. HIV can be passed from mother to child in the womb or at childbirth when the mother is not regularly taking antiretroviral medication. This situation does not often occur in Utah. In fact, Utah has not had a reported case of perinatal HIV transmission since before 2010. There are also low numbers of HIV transmission among persons 65 years or older. Because the number of cases in the younger than 13-year age group is so small, the annual rates are statistically unstable.

When the number of new HIV diagnoses in each racial/ethnic category is compared with the overall size of Utah's racial/ethnic populations, it is evident that HIV disproportionately burdens racial/ethnic minorities. Residents who are Black are more heavily affected by HIV in Utah each year. It is also clear that persons who are Asian and Hispanic shoulder a disproportionate burden of HIV diagnosis in Utah. The rate among most racial/ethnic groups appears to be neither increasing nor decreasing to a statistically significant degree. However, populations who are Black and Asian do appear to have experienced some increase over the last five years.

Many people, who at one time were unwilling to get tested for HIV until they had symptoms, are now getting tested earlier due to the development of highly effective antiretroviral medications. This, coupled with advances in HIV testing technology and the widespread availability of low or no-cost tests in many locations, has contributed to declining percentages of new HIV diagnoses with AIDS (or stage 3 infection) at the time of diagnosis. *2018: Annual HIV Surveillance Report*, Utah Department of Health - Bureau of Epidemiology



**Key data points**

- Davis County has 187 persons living with diagnosed HIV in 2017.
- Davis County had 12 people diagnosed with HIV in 2018.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Davis County consists of 630 square miles.

- The Great Salt Lake comprises 335 square miles
- US Forest Service manages 42 square miles
- Incorporated municipalities manage 244 square acres
- ***Davis County manages 13 square acres of unincorporated land***

Davis County does not provide public utility services to unincorporated areas. Additionally, Davis County encourages municipalities to annex areas of the unincorporated county where new and/or extended services are needed.

The County has identified a need for multi-use, emergency shelter areas throughout Davis County. The area is at high risk for earthquakes, winter storms, and other natural disasters. The County is in the process of evaluating what types of needs might be addressed through having community sheltering locations.

The County continues to help support the public facility needs of the non-entitlement cities within the County. The County continues to help support the construction of fire stations in low- to moderate-income neighborhoods. Access to expedient fire and EMT services are critical to ensuring the safety of residents.

### **How were these needs determined?**

The needs were determined by reviewing the Davis County General Plan and interviews with County staff.

### **Describe the jurisdiction’s need for Public Improvements:**

The County continues to work with non-entitlement communities in the County to support public improvements. The County is helping to support the build out of sidewalks in low- and moderate-income neighborhoods and also improving sidewalks with ADA upgrades. These upgrades help residents have a more livable neighborhood where residents can easily walk to public transportation, schools, or recreation around their neighborhoods.

### **How were these needs determined?**

County staff continually meet with non-entitlement cities to best determine how the County can help support public improvements in the incorporated areas of the county.

**Describe the jurisdiction’s need for Public Services:**

Davis County accepts applications for public service projects to determine which projects best meet the needs of low- to moderate-income residents. The County looks for projects that will help support those who are homeless, reduce the risk of homelessness, or help low- to moderate-income residents maintain and improve their housing.

**How were these needs determined?**

Davis County reviews the public services applications, listens to feedback on community needs from the Local Homelessness Council, reviews responses from community surveys, and meets with local stakeholders.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides information on:

- Significant characteristics of Davis County's housing market in general, including the supply, demand, and condition and cost of housing
- Housing stock available to serve persons with disabilities and other special needs
- Condition and need of public and assisted housing
- A brief inventory of facilities, housing, and services to meet the needs of homeless persons
- Regulatory barriers to affordable housing
- Significant characteristics of the jurisdiction's economy

The Kem C. Gardner Policy Institute at the University of Utah provided a research brief in March 2018 that describes Utah's challenges with housing affordability. These key findings exemplify the challenges faced by residents in Davis County and are reflected in the data provided in the Market Analysis portion of the Consolidated Plan.

**Housing price appreciation trends** - Over the past 26 years, a generation demographically, the average annual increase in housing prices has been 5.7 percent. If that rate of increase continues for the next 26 years, the median price of a home in the Salt Lake and Provo-Orem metropolitan areas would be \$1.3 million. Even when applying the real rate of increase (inflation-adjusted) over the past 26 years of 3.32 percent, the median price would be 736,600. And if this real rate of increase is reduced by 50 percent to 1.7 percent, the median price would still be \$483,000 in real dollars, equivalent to Seattle housing prices in 2017.

**Incomes not keeping pace** - Housing affordability in Utah, over the long-term, is threatened due to the gap between the annual real rate of increase in housing prices annually of 3.32 percent and the annual real rate of increase in household income of 0.36 percent. In Utah, housing prices increase much faster than incomes; consequently, many households face high levels of housing cost burdens.

**The greatest challenge is households with income below the median** - The current affordable housing crisis in Utah is concentrated in households with income below the median. A household with income below the median has a one in five chance of a severe housing cost burden, paying at least 50 percent of

their income toward housing. In comparison, a household with an income above the median has a one in 130 chance. By another measure, a household with income below the median is 32 times as likely to have a severe housing cost burden as a household with income above the median.

**Concern housing price increases could impact economic competitiveness** - Housing prices in Utah have not yet been a constraint to economic growth, but there is cause for some concern. The median sale price of a home in Utah's two large metropolitan areas is already 20 percent higher than home prices in Boise, Las Vegas, and Phoenix; three cities Utah competes with for new business expansions. The housing price gap with these cities makes Utah's economic development efforts less competitive and the state less attractive as a business location. *"Housing Prices and the Threat to Affordability," James Wood and Dejan Eskic, Kem C. Gardner Policy Institute, March 2018*

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The County utilized the most current data available on housing conditions for the Market Analysis. Data is from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and HUD Comprehensive Market Analysis for the Ogden-Clearfield HMA.

- Residential properties are primarily comprised of traditional 1-unit detached units (79%) and apartment complexes of 2-19 more units (15%).
- Most owner-occupied (99%) and rental units (83%) have two or more bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	58,565	81%
1-unit, attached structure	3,995	6%
2-4 units	3,490	5%
5-19 units	2,910	4%
20 or more units	2,494	3%
Mobile Home, boat, RV, van, etc	785	1%
<b>Total</b>	<b>72,239</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	0%	170	1%
1 bedroom	409	1%	1,465	12%
2 bedrooms	3,538	6%	5,060	40%
3 or more bedrooms	53,485	93%	5,915	47%
<b>Total</b>	<b>57,512</b>	<b>100%</b>	<b>12,610</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

### Federal Programs

Assistance provided under HUD programs falls into three categories: public housing, tenant-based, and privately owned, project-based.

In **public housing**, local housing agencies receive allocations of HUD funding to build, operate, or improve housing. The local agencies own the housing. Public housing is a form of project-based subsidy because households may receive assistance only if they agree to live at a particular public housing project.

Currently, **tenant-based assistance** is the most prevalent form of housing assistance provided. Tenant-based programs allow participants to find and lease housing in the private market. Local public housing agencies (PHAs) and some state agencies serving as PHAs enter into contracts with HUD to administer the programs. The PHAs then enter into contracts with private landlords.

The third major type of HUD rental assistance is a collection of programs generally referred to as **multifamily assisted** or privately-owned, project-based housing. The subsidy arrangement is termed project-based because the assisted household may not take the subsidy and move to another location.

Davis County Housing Authority has 154 persons residing in public housing and 990 households utilizing vouchers.

### **Utah Housing Corporation**

**Utah Housing Corporation (UHC)** was created in 1975 by Utah legislation to serve a public purpose in creating an adequate supply of money with which mortgage loans at reasonable interest rates could be made to help provide affordable housing for low- and moderate-income persons. UHC has developed several programs that use creative resources to build affordable, quality, new homes that help various levels of lower-income households.

**CROWN (CRedits-to-OWN)** is a rental program for tenants who can purchase their home after a fifteen-year rental period. The affordable homes are financed with Low Income Housing Tax Credits allocated by the Corporation. CROWN allows renters who become homeowners to accumulate equity in the home with their monthly rent payments.

The CROWN program is unique in that it leverages funds generated from the tax credit equity used to finance the home to create a funding source for future affordable housing. Up to 40% of the home's equity is returned to the Community Fund at the time each CROWN home is sold. Thus far, the sale of 183 CROWN homes has generated \$5,616,256 in restricted funds for affordable housing in communities throughout Utah.

**ECHO (Educationally Constructed Housing Opportunities)** builds new homes using student workforces. The program provides affordable housing opportunities while students learn hands-on skills to use with future jobs in their personal lives.

The affordable rental housing problem continues to grow each year in our state. Utah Housing Corporation manages the allocation of state and federal Low-Income Housing Tax Credits and issues tax-exempt bonds to provide a variety of affordable rental housing units across the state. In addition, UHC administers State of Utah housing credits to further target difficult-to-house populations. State credits are allocated to projects to provide benefits that include additional affordable units, lower rents, and special needs.

Utah Housing Corporation's "**FirstHome**" mortgage program is geared towards families of modest income with a credit score of 660 or higher who are first-time homebuyers. This program offers competitive interest rates that keep the monthly house payments affordable, allowing families with smaller incomes to purchase a home.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Davis County has or will have in the next few years multiple deed-restricted, tax credit, multi-family housing projects that have expiring affordability periods. Davis County is making it a priority to try and preserve expiring deed-restricted properties in order to maintain the supply of affordable housing in the County.

**Does the availability of housing units meet the needs of the population?**

**Housing Market Conditions Summary**

The home sales market in Davis County is tight, with a 0.8-month supply of active home listings in October 2020, down from 2.2 months of supply a year ago. During the first ten months of 2020, home sales totaled 4,775, up 5 percent from the same period a year earlier (Utah Association of Realtors).

Home prices averaged \$390,500, up 10 percent from a year ago. Homebuilding, as measured by the number of homes permitted, averaged 1,375 homes a year from 2012 through 2019. Approximately 1,750 single-family homes were permitted during the 12 months ending October 2020, compared with 1,525 homes during the previous 12 months (preliminary data). The rental market in Davis County is more balanced than tight.

The overall rental market, including apartments and single-family homes, townhomes, and condominiums for rent, has a current estimated vacancy rate of 5.0 percent, down from 6.6 percent in 2010. The apartment market is also more balanced than tight, with a vacancy rate of 3.5 percent during the third quarter of 2020, up from 2.9 percent a year earlier (Real Page, Inc.). The average apartment rent was up 2 percent, to \$1,117.

Multifamily construction activity, as measured by the number of units permitted, averaged 440 units a year from 2011 through 2019. During the 12 months ending October 2020, approximately 440 units were permitted, down from 590 units during the previous 12 months.



**Describe the need for specific types of housing:**

There is a continued need for multi-family housing throughout Davis County. Multifamily housing is necessary to provide affordable units. The majority of subsidized affordable housing is provided through multifamily development types, which use the land and building infrastructure more efficiently than single-family detached housing.

Multifamily developments can be entirely affordable or mixed-income. They tend to have a range of unit sizes, from studios to three-bedrooms. Affordable multifamily developments often offer amenities such as childcare centers, playgrounds, and community gathering spaces. They may also offer resident services such as case management, vocational development, financial literacy, or English as a Second Language class.

As demographics and consumer preferences shift, demand has grown for walkable communities with a mix of uses, but this type of development is undersupplied. In particular, more housing is needed in the “missing middle”—housing types between single-family detached subdivisions and high-rise apartments in terms of scale and density.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Affordable housing is essential for healthy, sustainable communities. Nevertheless, issues concerning housing affordability are affected by a wide range of circumstances beyond real estate prices, such as zoning policies, economic growth, wages, utility costs, and more. Providing governmental support to create an atmosphere where socially equitable forms of shelter are accessible is a challenge, but not an insurmountable one. Ignoring housing affordability, especially from an institutional point of view, will contribute to the slippery slope vulnerable Utahans continually risk, toward housing instability, homelessness, and social detachment.

Wages for the vast majority of Utahans have lagged far behind growth in productivity. This is the primary explanation for the rise of income inequality over the past generation. The disappointing living standards growth preceded the Great Recession and continues to this day. The dismal wage growth is the result of a larger nationwide upward redistribution of wealth and income, which can be attributed to the following: a governmental failure to adhere to full employment objectives; fiscal austerity; and various labor market policies and business practices allowing the higher social strata of a professional class to capture ever-larger shares of economic growth.

The distributive share of total income between labor and capital has moved towards property wealth, leading to weak wage gains for average workers. This is the result of institutional transformations that have exposed workers to the vulnerability of higher turnover, resulting in higher averages of unemployment, particularly worsened by the COVID-19 pandemic-induced recession. With a smaller portion of wealth and higher unemployment rates, including discouraged workers, low-income households face escalating difficulties to meet basic needs. As a result, saving rates for this class have plummeted, with longer hours worked, if gainfully employed, and greater shares of household incomes directed to housing costs, altogether contributing to higher levels of poverty.

Rising housing costs, interest rates at a 20+ year high, and stagnating real wages are the primary causes of worsening housing affordability in Utah. **From 2009 to 2016 real income only grew at 0.31% per year while rent crept upward at a rate of 1.03% per year in 2017 constant dollars.** Housing affordability is the ratio of monthly housing costs to gross monthly income. This useful metric allows us to measure the proportion of a family budget taken up by housing costs, considering for changes in affordability over time and space. Households that expend more than 30% of their income on housing costs are considered to be cost-burdened, while those that must spend 50% or more are severely cost-burdened.

Of particular note is the extent to which housing security has become directly dependent on price fluctuations driven by investment property, which excludes lower-income households from the housing market. Hence, a plausible explanation for why rents and home prices have increased is due to developers being more interested in building or rehabilitating for upper-income households or high or ultra-high net worth individuals, for purposes of land-value maximization. While these newly built and rehabilitated structures increase the number of housing units relative to demand, which increase

vacancy rates, they are not necessarily primary places of residence, but vehicles for wealth storage. As such, simply increasing the housing stock may have a much smaller effect on affordability than what could be anticipated.

“State of Utah Affordable Housing Report – 2020”, Workforce Services, Housing, and Community Development

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	157,200	320,100	104%
Median Contract Rent	704	1,043	48%

**Table 30 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,199	9.5%
\$500-999	4,263	33.9%
\$1,000-1,499	4,934	39.2%
\$1,500-1,999	1,724	13.7%
\$2,000 or more	444	3.5%
<b>Total</b>	<b>12,564</b>	<b>99.8%</b>

**Table 31 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	475	No Data
50% HAMFI	2,006	1,107
80% HAMFI	7,027	7,807
100% HAMFI	No Data	16,278
<b>Total</b>	<b>9,508</b>	<b>25,192</b>

**Table 32 – Housing Affordability**

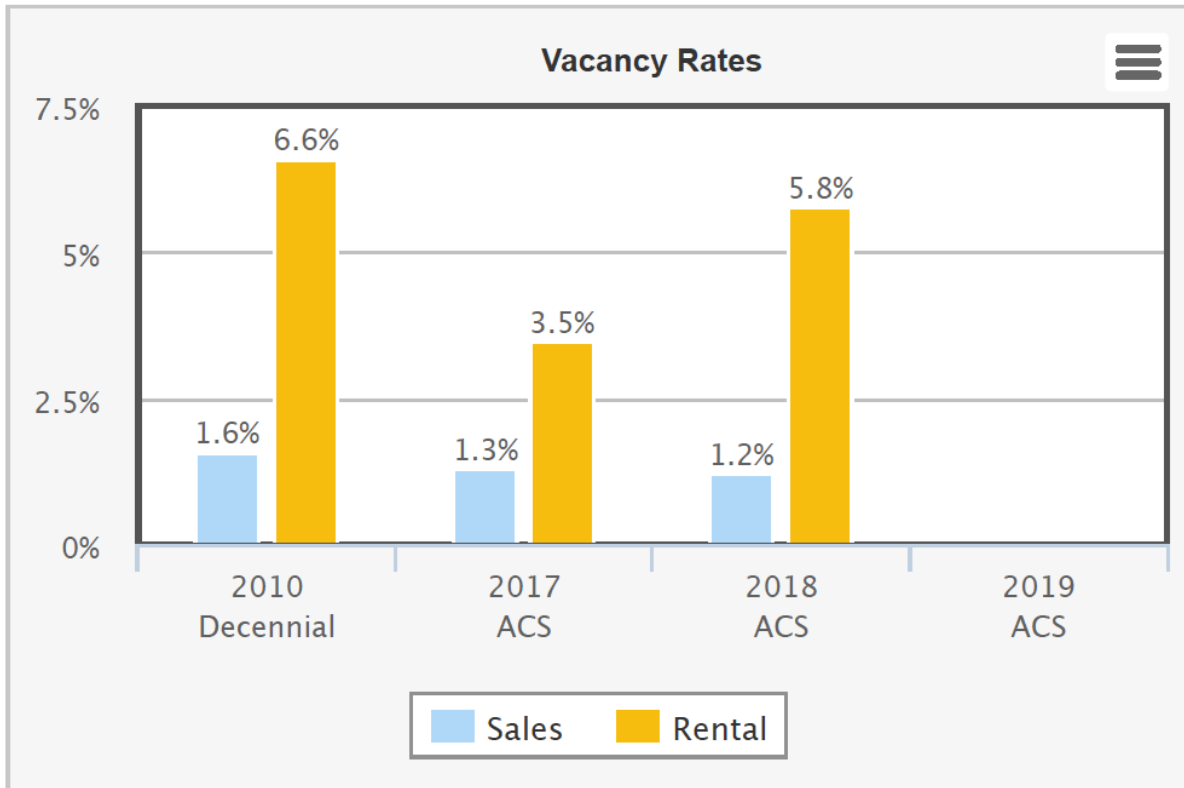
Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

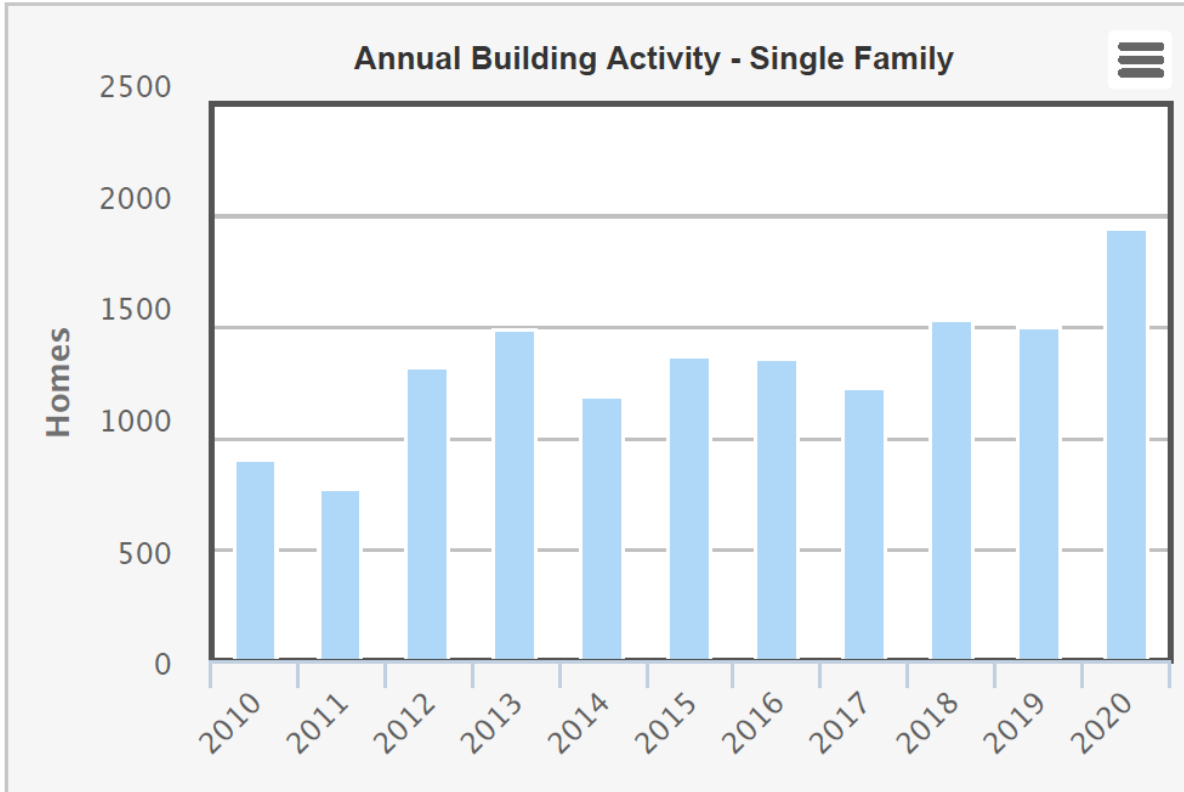
Data Source Comments:



Data Source: 2010 Census; 2017, 2018 and 2019 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions

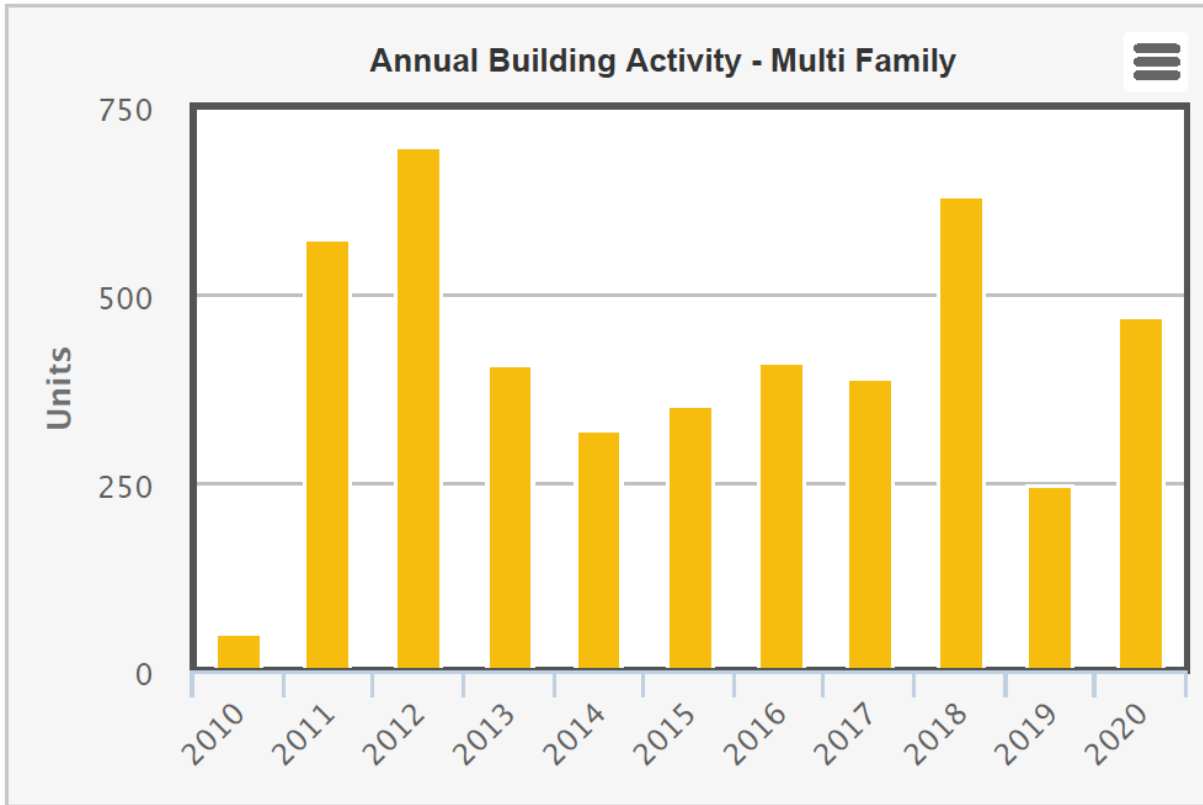
## Vacancy Rates



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2020 is preliminary, through December 2020

**Annual Building Activity - Single Family**



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2020 is preliminary, through December 2020

### Annual Building Activity - Multifamily

#### Is there sufficient housing for households at all income levels?

Data for monthly rent for fair market, high HOME, and low HOME rent is from the US Department of Housing and Urban Development from 2021 and represents data for Ogden-Clearfield HUD Metro FMR.

The lack of affordable housing impacts residents who are low- and moderate-income the greatest. The steadily increasing rent costs compound the financial struggles that these families are at risk of experiencing. Additionally, the growing need for new rental housing units and aged housing unit stock results in many renters living in substandard housing conditions.

#### How is affordability of housing likely to change considering changes to home values and/or rents?

As the economy improves, rental prices continue to increase. The trend over the past decade has been a higher rental increase than the increase in monthly wages. As this trend continues, it puts a more significant financial pressure on low- and moderate-income families who are spending an ever-increasing percentage of their income on housing costs.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Home rents and/or Fair Market Rents compared to area median rent continue to increase as income remains the same or decreases.

Increased availability of affordable housing is critical to stabilizing Davis County residents who are at-risk of homelessness and to making it possible for low-income residents to improve their financial situation.

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, it is considered cost-burdened. Cost-burdened households have fewer financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to maintain the housing structure properly. They are at greater risk for foreclosure and eviction.

### Discussion

The home sales market in Davis County is tight, with a 0.8-month supply of active home listings in October 2020, down from 2.2 months of supply a year ago.

During the 10 ten months of 2020, home sales totaled 4,775, up 5 percent from the same period a year earlier (Utah Association of Realtors). Home prices averaged \$390,500, up 10 percent from a year ago. Homebuilding, as measured by the number of homes permitted, averaged 1,375 homes a year from 2012 through 2019.

Approximately 1,750 single-family homes were permitted during the 12 months ending October 2020, compared with 1,525 homes during the previous 12 months (preliminary data).

**The rental market in Davis County is more balanced than tight.** The overall rental market, including apartments and single-family homes, townhomes, and condominiums for rent, has a current estimated vacancy rate of 6.0 percent, down from 7.2 percent in 2010. The apartment market is also more balanced than tight, with a **vacancy rate of 5.4** percent during the fourth quarter of 2022, up from 4.1 percent a year earlier. The average apartment rent was up 3 percent, to \$1,377. Multifamily construction activity, as measured by the number of units permitted, averaged 440 units a year from 2011 through 2019. During the 12 months ending December 2022, approximately 2,475 units were permitted, up from 1400 units in 2020.

*"Davis County - Market at a Glance"* HUD PD&R / Economic & Market Analysis Division (EMAD), Rocky Mountain Regional Office

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Housing is a major element of people's material living standards. It is essential to meet basic needs, such as for shelter from weather conditions and to offer a sense of personal security, privacy, and personal space. Good housing conditions are also essential for people's health and affect childhood development.

Housing is the key to reducing intergenerational poverty and increasing economic mobility. Research shows that increasing access to affordable housing is the most cost-effective strategy for reducing childhood poverty and increasing economic mobility in the United States. Stanford economist Raj Chetty found that children who moved to lower-poverty neighborhoods saw their earnings as adults increase by approximately 31%, an increased likelihood of living in better neighborhoods as adults, and a lowered likelihood of becoming a single parent. Moreover, children living in stable, affordable homes are more likely to thrive in school and have greater opportunities to learn inside and outside the classroom.

Increasing access to affordable housing bolsters economic growth. Research shows that the shortage of affordable housing costs the American economy about \$2 trillion a year in lower wages and productivity. Without affordable housing, families have constrained opportunities to increase earnings, causing slower GDP growth. In fact, researchers estimate that the growth in GDP between 1964 and 2009 would have been 13.5% higher if families had better access to affordable housing. This would have led to a \$1.7 trillion increase in income or \$8,775 in additional wages per worker. Moreover, each dollar invested in affordable housing boosts local economies by leveraging public and private resources to generate income—including resident earnings and additional local tax revenue—and supports job creation and retention.

*"The Problem,"* National Low Income Housing Alliance

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

For this Consolidated Plan, Davis County will use the HUD housing quality standards as defined below:

1. **Standard Condition.** A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists and should be addressed. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system



repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.

**2. Substandard Condition but Suitable for Rehabilitation.** This category describes dwelling units that do not meet one or more of the HUD Section 8 quality standard conditions, likely due to deferred maintenance or work without permits, but that is both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing and kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, missing or failing foundation). In order to be suitable for rehabilitation, the unit value generally exceeds the cost of repairs or upgrades that would be required to bring it to standard condition. This category of property does not include units that need correction or minor livability problems or maintenance work.

**3. Substandard Condition and Not Suitable for Rehabilitation.** This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard" or will be considered unfit to occupy for safety reasons by the county's building official.

The table below displays the number of housing units, by tenure, based on the number of "conditions" the unit has. Selected conditions are similar to housing problems in the Needs Assessment are (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,195	16%	4,305	34%
With two selected Conditions	144	0%	415	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	48,190	84%	7,895	63%
<b>Total</b>	<b>57,529</b>	<b>100%</b>	<b>12,615</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,059	38%	4,169	33%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	15,440	27%	3,625	29%
1950-1979	16,973	30%	4,198	33%
Before 1950	3,049	5%	604	5%
<b>Total</b>	<b>57,521</b>	<b>100%</b>	<b>12,596</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,022	35%	4,802	38%
Housing Units build before 1980 with children present	11,877	21%	9,294	74%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

#### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

**Lead poisoning is the most significant and prevalent disease of environmental origin among children living in the United States.** Despite considerable knowledge and increased screening and intervention efforts, lead exposures remain prevalent. Environmental lead is a toxic substance affecting the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. High lead levels can cause many health problems by damaging the brain, nervous system, and kidneys. Lead poisoning can cause decreased intelligence, behavioral and speech problems, anemia, decreased muscle and bone growth, poor muscle coordination, and hearing damage.

Increased lead exposure and increased body burden of lead remain a significant problem for children in the United States. Lead is an environmental toxicant that may cause adverse health effects to the nervous, hematopoietic, endocrine, renal, and reproductive systems. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults. Many children exposed to lead do not exhibit any signs that they have the disease. Any signs or symptoms the child may have could be mistaken for other illnesses, and the child goes undiagnosed. The developing nervous system of children is particularly more susceptible to the effects of lead. The underdeveloped blood-brain barrier in young children increases the risk of lead entering the developing nervous system resulting in neurobehavioral disorders. Blood lead levels (BLLs) at any detectable level have been shown to cause behavioral and developmental disorders; therefore, **no safe blood lead level in children has been identified**. It is increasingly important for continued childhood lead poisoning prevention education and awareness.

Lead-contaminated water, soil, and paint have been recognized as potential sources of children's lead exposure. **Dust from deteriorating lead-based paint is considered to be the largest contributor to the lead problem**. Until the 1950s, many homes were covered inside and out with leaded paints. Lead began to fall from favor in the 1950s but was still commonly used until it was banned from use in homes after 1977. Because of the long-term use of lead-based paints, many homes in the United States contain surfaces with paint, which is now peeling, chalking, flaking, or wearing away. The dust or paint chips contain high levels of lead that easily find ways into the mouths of young children. A particular problem has emerged due to a large number of homes with lead-based paints, which are now undergoing renovations. Often the dust created by this work has high lead levels, which are readily absorbed by the children's developing bodies.

Utah Department of Health, Environmental Public Health Tracking (EPHT) reports that cases of confirmed lead-based paint poisoning for children under 5 years of age and under are continuing to rise over the past five years. Additionally, in 2017 the Utah Department of Public Health reported that 269 children age 5 and under were tested for LBPP in Davis County and that **99 tested positive**.

For purposes of this plan, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards. The current data listed in the table Risk of Lead-Based Paint Hazard list housing units built before 1980 with children present as **21% for owner-occupied homes** and **74% for renter-occupied homes**. A total of **3,653 rental and owners occupied homes** were constructed before 1950 in Davis County and are the most at-risk properties to have some level of lead-based paint contamination.

## Discussion

The State of Utah has made sizable gains in addressing elevated blood lead levels of children. Utah Department of Public Health - Environmental Epidemiology tracks blood test results and works closely with the Utah Lead Coalition. The Utah Lead Coalition comprises 20 public and private partners,

including the Davis County Health Department, working to improve lead testing, reporting, and education. In August of 2017, the State of Utah redefined the definition of elevated blood level to reflect the CDC's recommendation of greater than or equal to 5 micrograms per deciliter. Additionally, all children who present for a well-child exam at Intermountain Health Care at ages 1 and 2 are screened for blood lead levels. Many physicians in Davis County are also utilizing Lead Care II Analyzer Kits in their offices to ensure that children are receiving consistent and quick screenings.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Davis Community Housing Authority's (DCHA) program consists of apartment complexes owned and managed by DCHA. Over 72 elderly and disabled citizens of Davis County live at the Meadows. Many residents of DCHA's two dedicated senior and disabled housing complexes have diverse life goals and personal interests. DCHA recognizes that residents have varied needs and works to accommodate those needs by hosting events and partnering with service providers. In other public housing complexes - Thornwood Villa, Rosewood Villa, Center Court, and Parrish Lane - DCHA assists over 114 families in the community.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	85	158	1,036	0	1,036	3	0	666
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted

families have housing that is decent, safe, sanitary, and in good repair. The County used HUD data from [www.huduser.org/portal/datasets/pis.html](http://www.huduser.org/portal/datasets/pis.html) to identify the public housing developments and average inspection scores. Scores range from 0 to 100 and are deficit-based. Scores are reduced based on each deficiency found.

Inspection details enable researchers, advocacy groups, and the general public to:

1. better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time;
2. hold providers accountable for housing quality; and
3. plan for future affordable housing needs.

There are 158 public housing units in the County as a whole. One of the Davis Community Housing Authority (DCHA) goals is to improve the quality of assisted housing through modernization programs.

**The only property currently showing in the HUD'S Real Estate Assessment Center is a public housing development in Bountiful. That property was inspected on October 27, 2022, and received an inspection score of 75.**

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Davis County - 285 E 1450 N	75

**Table 39 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The housing units are generally in good repair. The units are inspected, and repairs are completed before new clients move into the units. DCHA has a responsive facilities team that can quickly resolve problems with the units and ensure that clients have safe and livable housing.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

DCHA is committed to providing quality, affordable housing to County residents. A Resident Advisory Board (RAB) was formed to assist DCHA with various issues relevant to apartment living. Staff and residents are working together and making new strides in creating safer communities. The RAB members are key players in the quest to build safe communities and are committed to making their complexes a place they are proud to call home.

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Davis County will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons to make the transition to permanent housing and independent living.

The emergency shelter beds and transitional housing beds in Davis County are provided through Safe Harbor for families who have experienced domestic violence. Residents often seek services in Weber County at Lantern House where there are beds available for emergency shelter for families and adults-only.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	17	0	34	0	0
Households with Only Adults	15	0	2	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In Utah, there are a variety of entities and services available to homeless persons. These start with the State Office of Homeless Services, which is directed by a Governor appointed Coordinator. There are also 13 Local Homeless Councils chaired by local elected officials. There are also 3 Continuum of Care entities. Each of these entities works to coordinate services and resources. Some of the resources include the Olene Walker Housing Loan Fund, Home Investment Partnerships, Federal Emergency Management Administration's Emergency Food and Shelter Program, the Housing and Urban Development's Community Development Block Grant Program, also the Social Services Block Grant and private funders. The State has coordinated efforts to target the chronically homeless and has successfully reduced the number of chronically homeless persons.

The County is the convener of the Local Homeless Council (LHC) and works with all the parties encouraging collaboration and coordination to manage the homeless issues in the County.

Davis County hosts a Human Services Cabinet with directors of support agencies monthly to address homelessness within the County. Davis County commissioner chairs the cabinet, and CEOs of non-profit organizations meet monthly to discuss the community's needs, strategies to address causes, and remedies to homelessness. Input gathered during these meetings is utilized for the CDBG program.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The County does not operate homeless services or facilities; however, the County supports nearby services and facilities. These include the Family Connection Center, Davis County Housing Authority, and Safe Harbor.

**Open Doors** is the primary facility in the County that offers services to homeless families. Most of those served are very low-income families. The facility provides rapid rehousing services, crisis childcare, food bank assistance, parenting education, transitional housing, counseling, life skills classes, other education support, and respite daycare.

The **Davis Community Housing Authority** administers the Section 8 Housing Voucher programs and operates a number of public housing facilities that assist homeless families with children.

**Safe Harbor** is a domestic violence shelter in Kaysville City that offers both emergency shelter and transitional housing at one location. The shelter can accept 45 domestic violence victims for stays lasting up to 30 days.

**Davis Behavioral Health** supplements programs offered by non-profit organizations in the County. They operate several apartments for persons with ongoing mental illness. They assist in filling gaps in needs for homeless persons with mental illness through housing and temporary shelter.

**Lantern House**, in nearby Weber County, has clients from Davis County who receive services. Lantern House is the largest homeless shelter in northern Utah. Lantern House provides food, shelter, and critical services to the homeless community.

Lantern House has 17 family units, 101 family beds, and 219 adults-only beds for emergency shelter.

**Red Barn Academy** is a two-year life-skills vocational school located in Farmington, UT. The Academy is an alternative to incarceration. They utilize a work program that focuses on integrity, discipline and living a healthy and successful life. The program is modeled after other therapeutic communities such as; The Other Side Academy, Delancey Street Foundation, and The John Volken Academy. Jobs and education are just a couple of aspects that contribute to being constructive members of society.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section addresses facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. The primary groups of non-homeless special needs in Davis County are the elder/frail elderly persons, persons with HIV/AIDS and their families, persons with alcohol or other drug addictions, persons with disabilities, and public housing residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Lack of affordable housing continues to be a substantial challenge for population groups most at risk for becoming homeless or living in substandard housing. There are a variety of programs to help support at-risk populations in Davis County.

In neighboring Weber County, Lantern House provides a rapid rehousing program with 81 participants, including 11 youth. Open Doors has 56 participants in rapid rehousing.

There are no permanent supportive housing projects currently in Davis County. The County is working with the local stakeholders and regional partners to create a permanent supportive housing solution for persons who are being released from incarceration and need additional support as they transition back into the community.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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PLAN\_SECTION\_ID=[1350402000]>

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County plans to continue to allow for a broad range of housing opportunities to enable persons with special needs to find adequate housing. For those special needs persons that rely on governmental assistance, the County will continue to support the Davis Community Housing Authority, Davis Community Learning Center, Open Door's Circle Program, and other organizations and entities that

support these persons. The County will also continue to coordinate with these providers to ensure the needs of the County's residents are met.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Many activities undertaken by Davis County benefit the non-homeless special needs population directly. Many non-homeless special needs households will be served by the various housing rehab and homebuyer assistance that help support low- and moderate-income residents in stable and affordable housing. Public services, too, will be utilized by special needs populations. Programs provided through Open Doors, Davis Community Learning Center, Habitat for Humanity, Bountiful Food Pantry and others help ensure that residents at risk of becoming homeless have the support and resources to stay in their stable, permanent housing.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

**Economic conditions, tighter lending requirements, high interest rates, and rising costs of building materials are the most significant barriers to affordable housing in Davis County.** The County has seen a dramatic reduction in the development of new single and multi-family housing units which has created supply issues that have caused home prices to skyrocket and rents to jump drastically. The median home price in Davis County is over \$530,000 and median rent price is over \$1,400.

Many communities in Davis County are nearing build-out and need to identify creative ways to offer affordable housing options. Additionally, land values are making it difficult to provide for the construction of new affordable housing units.

By zoning for large-lot single-family homes, many communities unwittingly do not offer affordable housing options for low-income households, often consisting of a racial, ethnic, or religious minority.

The County supports mixed-use and mixed-income housing development to provide decent, safe, and affordable housing for all County residents. As stated above, the extremely high cost of housing in Davis County has created a barrier to developing new affordable housing units.

By providing funds for the County's homeownership assistance program, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the County to Salt Lake Valley Habitat for Humanity for a Critical Home Repair Program allow qualified, low-income residents to maintain their homes as safe and decent housing.

Municipalities across the County are required to update their State-required Moderate-Income Housing Plans and begin to use them to encourage the development of affordable housing options,

County staff are becoming more knowledgeable about resources available to create and encourage affordable housing and will continue to do so, including developing partnerships with housing providers.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

#### Economic Trends and Population and Household Trends

Davis County is part of the Ogden-Clearfield metropolitan area, immediately north of the Salt Lake City metropolitan area. **Hill Air Force Base is the largest employer**, with 26,762 military and civilian employees and an \$11-billion economic impact statewide in 2023, up by approximately \$2 billion dollars from 2022. Defense contractors such as Lockheed Martin and Northrop Grumman are also among the largest employers in Davis County.

Resident employment during the three months ending April 2024 averaged 186,004, up 1.6 percent from the same period a year earlier and slowing from an increase of 3.1 percent during the previous 12 months. Growth in the Federal government subsector supported the recent gain. The **unemployment rate averaged 2.7 percent** in the three month period April 2024, up from 2.3 percent a year earlier.

As of July 2023, the population of Davis County is estimated at 373,207, an average increase of approximately 5,620, or 1.7 percent, a year since 2010. The current number of households is estimated at 116,709. The number of households increased by an average of 1,801, or 1.8 percent, a year since 2010, slowing from an increase of 2,225 households, or 2.8 percent, a year from 2000 to 2010.

*"Davis County - Market at a Glance"* HUD PD&R / Economic & Market Analysis Division (EMAD), Rocky Mountain Regional Office, June 2024

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	511	170	1	0	-1
Arts, Entertainment, Accommodations	9,529	7,151	12	13	1
Construction	6,463	8,114	8	14	6
Education and Health Care Services	13,962	8,882	17	16	-1
Finance, Insurance, and Real Estate	6,888	2,607	8	5	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	2,228	845	3	2	-1
Manufacturing	9,155	5,450	11	10	-1
Other Services	2,901	2,319	4	4	0
Professional, Scientific, Management Services	10,398	6,817	13	12	-1
Public Administration	0	0	0	0	0
Retail Trade	11,206	8,805	14	16	2
Transportation and Warehousing	4,574	2,967	6	5	-1
Wholesale Trade	3,966	2,171	5	4	-1
Total	81,781	56,298	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)





Select Area

Davis County

# MAJOR EMPLOYERS 2019

## Davis County



Rank	Company	Industry	Average Annual Employment
1	Department of Defense	National Security	10000-14999
2	Davis County School District	Education	7000-9999
3	Kroger Group Cooperative	Department Store	2000-2999
4	Lifetime Products	Sporting and Athletic Goods Manufa..	1000-1999
5	Wal-Mart Associates	Food Stores	1000-1999
6	Atk Space Systems	Aerospace Manufacturing	1000-1999
7	Lagoon Corporation	Amusement Parks	1000-1999
8	Utility Trailer Manufacturing Compa	Truck Trailer Manufacturing	1000-1999
9	Intermountain Health Care	Healthcare	1000-1999
10	Atk Launch Systems	Aerospace Manufacturing	500-999
11	Davis County Government	Local Government	500-999
12	Farmington Health Center	Healthcare	500-999
13	Davis Hospital & Medical Center	General Medical and Surgical Hospit..	500-999
14	Tanner Memorial Clinic	Healthcare	500-999
15	FedEx Ground	Express Delivery Service	500-999
16	AAA of Northern California Nevada	Telemarketing	500-999
17	May Trucking Company	Trucking	500-999
18	Ralcorp Frozen Bakery Products	Food Manufacturing	500-999
19	Northrop Grumman	Engineering Services	500-999
20	South Davis Community Hospital	Healthcare	500-999
21	Layton City	Local Government	500-999
22	Management & Training Corporation	Vocational Rehabilitation Services	500-999
23	Parallon Employer	Headquarters	500-999
24	Your Employment Solutions	Temporary Help Services	250-499
25	Hospital Corporation of Utah	General Medical and Surgical Hospit..	250-499
26	Progrexion Teleservices	Other Professional, Scientific, and T..	250-499
27	State of Utah	State Government	250-499
28	Pluralsight	Information Technology	250-499
29	John Heath & Michael Jones	Law Office	250-499
30	Spectrum Academy	Education	250-499
31	Futura Industries Corp Futura Home	Manufacturing	250-499
32	Lowe's Home Centers	Home Centers	250-499
33	Sizzling Platter	Restaurant	250-499
34	Staker & Parson Companies	Construction	250-499
35	Chevron Corporation	Petroleum Refineries	250-499
36	Maverik Country Stores	Gasoline Station	250-499
37	Davis Applied Technology College	Technical and Trade School	250-499

**Davis County Major Employers**

## Labor Force

Total Population in the Civilian Labor Force	115,946
Civilian Employed Population 16 years and over	112,930
Unemployment Rate	2.58
Unemployment Rate for Ages 16-24	6.81
Unemployment Rate for Ages 25-65	1.71

**Table 42 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	36,370
Farming, fisheries and forestry occupations	4,470
Service	8,990
Sales and office	27,340
Construction, extraction, maintenance and repair	8,140
Production, transportation and material moving	6,014

**Table 43 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,684	69%
30-59 Minutes	26,570	26%
60 or More Minutes	4,600	5%
<b>Total</b>	<b>101,854</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,430	143	1,039

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	15,410	590	4,915
Some college or Associate's degree	31,225	645	8,765
Bachelor's degree or higher	39,510	579	7,190

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	243	130	390	631	284
9th to 12th grade, no diploma	1,859	850	743	859	518
High school graduate, GED, or alternative	7,095	6,253	5,475	9,190	5,765
Some college, no degree	8,130	7,795	8,209	12,105	7,559
Associate's degree	1,554	3,615	3,454	5,720	1,958
Bachelor's degree	1,692	10,105	10,820	11,594	5,475
Graduate or professional degree	45	3,184	5,504	6,258	3,360

**Table 46 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	368,530
High school graduate (includes equivalency)	527,639
Some college or Associate's degree	619,074
Bachelor's degree	763,544
Graduate or professional degree	1,121,678

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

**Hill Air Force Base**

Hill Air Force Base (AFB) is home to the 75th Air Base Wing and the Ogden Air Logistics Complex, one of three Air Force sustainment complexes nationwide. Serving as a critical logistics, support, maintenance, and testing center for the Air Force's most advanced aircraft and weapons systems, the base provides Air Force-wide, depot-level overhaul, and repair support, which is essential to ensuring the proper execution of Air Force operations. The base is also home to two operational F-35A fighter wings. Hill AFB owns and operates the Utah Test and Training Range, located 100 miles west of the base. This 2.3 million-acre training range and airspace is used by Hill AFB and other mission partners and range customers. Multiple services, including other Air Force active-duty and reserve combat units, U.S. Army, U.S. Army National Guard, Navy Special Forces, and allied units use the range.

- The total economic impact of the base and the Utah Test and Training Range in the state are estimated at over \$11 billion annually.
- The base is the largest single-site employer in Utah, with more than **22,000 military and civilian employees**.

### **Freeport Center**

Freeport Center plays a crucial role in the economic growth of Davis County. Freeport Center is home to more than 70 national and local companies with over **7,000 employees**. These companies have found Freeport Center is in the best location to manufacture and distribute products. Davis County is strategically located at the crossroads of the West. The Freeport Center benefits from an excellent transportation network of highways, railroads and is only 20 miles from the Salt Lake International Airport. Freeport Center has more than 7,000,000 square feet in 78 buildings ranging in size from 4,000 to 400,000 square feet on 680 acres. Freeport's buildings have railroad loading docks on one side and truck loading facilities on the other.

A key factor in Utah's favorable business climate is its status as a freeport state. This means no inventory taxes are assessed on any inventory stored within the state. Merchandise can be shipped directly to Freeport Center, stored for any length of time exempt from inventory taxes and then reshipped to the final destination at a continuation of the through rate.

### **Describe the workforce and infrastructure needs of the business community:**

The Ogden-Clearfield MSA and Salt Lake City MSA are attractive to businesses looking to move their primary headquarters, build out additional manufacturing capacity, develop a regional presence, or relocate a portion of their business operations to the area. The combination of a short flight to major west coast cities, land availability for build-out, tax and development incentives, and a young educated workforce are significant drivers for businesses.

Companies growing in the region or looking to relocate will continue to evaluate the cost of housing as a critical metric in attracting and retaining talented staff. Initiatives to create additional affordable

workforce housing and maintain affordability are essential to ensuring that Davis County continues to be an attractive place for a skilled workforce to live.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Davis County Economic Development is focused on three core areas; business retention, expansion, and recruitment. The statistic that states 80% of growth for a community will come from existing businesses holds true for Davis County.

Through the Business Visit program, Davis County has identified numerous businesses that need to expand to keep up with market demand. The program's primary goal is to see them grow in Davis County. With regards to business recruitment, Davis County has spent the last few years developing over 3,000 acres for everything from retail, commercial, professional office to industrial land sites. Davis County continues to focus on business growth and retention in aerospace, manufacturing, composites, distribution, financial services, medical technology, IT, and digital media industries.

The County works in conjunction with Davis County cities to help develop overlay incentives on the majority of the land sites. The County also works hand in hand with the State of Utah, Governor's Office of Economic Opportunity, and the Economic Development Corporation of Utah (EDCUtah). EDUCUtah serves as the marketing arm for the state to streamline business development processes and coordination of all other needed entities. These relationships create a seamless transition for a prospective company and a one-stop-shop for information and direction.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Davis County's workforce meets the skills and education required of area employers. The challenge faced by the area's continued low unemployment rate is simply finding enough workers to fill the available jobs.

After the unprecedented surge in April 2020, Davis County's unemployment rate dropped to 2.7% in March 2021. For comparison, it took ten years from the last recession (2008-2018) to recover to this level of unemployment. The current US unemployment rate is 6.0% and 2.9% in Utah.

In the face of adverse conditions, the Davis County economy has begun to recover quickly from the initial effects of the pandemic. The unemployment rate dropped from its record spike of 9.0% in April down to 2.7% in March of 2021. First-time unemployment insurance claims have continued to taper down towards lower averages in Q1 after the initial surge in 2020. With jobs growing at a healthy rate

of 1.8% in December 2020 year-over-year, Davis County saw growth above the State of Utah average of 0.1% and despite national losses of 6.0%.

The leisure/hospitality industry remains hardest hit in Davis County, losing almost 650 jobs year-over-year alone. Manufacturing lost around 470 jobs, and government lost almost 200.

*Local Insight – Davis County Snapshot*, Utah Department of Workforce Services, April 29, 2021

Utah's employment gains and trajectory are not a unique situation. Between 1980 and 2000, Utah's employment base grew by 100 percent. Between 2000 and 2019, a time period that included two major recessions, it has grown by 45 percent. Collectively, for seven years, those recessions added no net new jobs to the Utah economy. Therefore, the 45-percent growth occurred during a collective 12-year period. Internal population growth is Utah's foundation for employment expansion and success. **Utah has the youngest median age in the nation, giving it the nation's youngest labor force.** Utah's large average family size provides a continuous flow of new workers aging into the labor force. There are more young workers in Utah than old workers. Therefore, the economy continually expands to accommodate this continuous maturing of the population into the labor force.

Utah has experienced the same urban-centric expansion trend as at the national level since the Great Recession. Utah has an urban-dominated economy because ninety-two percent of the state's employment is found within its metropolitan areas (including Logan and St. George).

*"Workforce Innovation and Opportunity Act (WIOA), Utah's Plan 2020-2023"* Utah Department of Workforce Services, Utah State Office of Education, State Workforce Development Board

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

#### **Ogden-Clearfield Launchpad Center**

The U.S. Department of Commerce's Economic Development Administration (EDA) awarded a \$718,968 grant to **Weber State University** in Ogden, Utah, to help develop a new training program for the Ogden-Clearfield Launchpad entrepreneurship center (Center). The Center provides critical resources for early-stage entrepreneurs as they move through the startup life cycle.

The EDA grant project, to be located near a Tax Cuts and Jobs Act designated **Opportunity Zone**, will be matched with \$720,702 in local funds and is expected to help create more than **60 jobs** and generate **\$2 million in private investment**. This project was made possible by the regional planning efforts led by the Wasatch Front Economic Development District (WFEDD). EDA funds WFEDD to bring together the public and private sectors to create an economic development roadmap to strengthen the regional economy, support private capital investment, and create jobs.

## **Clearfield Job Corps Center**

Job Corps is the largest nationwide **residential career training program** in the country and is run by the U.S. Department of Labor, Education, and Training Administration. The program helps eligible young people ages 16 through 24 complete their high school education, trains them for meaningful careers, and assists them with obtaining employment. The Clearfield Center accommodates 1,002 students.

At Job Corps, students have access to room and board while they learn skills in specific training areas for up to three years. In addition to helping students complete their education, obtain career technical skills and gain employment, Job Corps also provides transitional support services, such as help finding employment, housing, child care, and transportation. Job Corps graduates either enter the workforce or an apprenticeship, go on to higher education, or join the military.

Applicants must meet one or more of these conditions:

1. receives public assistance,
2. earns poverty-level income,
3. is homeless,
4. is a foster child, or
5. qualifies for free or reduced-price lunch.

## **Workforce Innovation and Opportunity Act (WIOA)**

The Workforce Innovation and Opportunity Act (WIOA) is a new federal law that provides an opportunity to take a fresh look at the collaboration amongst all partners in Utah's economy, including business, labor, education, and government.

The Workforce Innovation and Opportunity Act (WIOA) is a federally funded program that provides support and training services to eligible customers. In Utah, WIOA is administered by the Department of Workforce Services, Vocational Rehabilitation, and Adult Education. WIOA serves:

- Adults - age 18 to 72, citizens or eligible non-citizens and low income
- Dislocated Workers - dislocated from employment, citizens, or eligible non-citizens
- Youth - age 14–24, citizens or eligible non-citizens and low income

A strong economy, now and in the future, depends on a world-class workforce. Utah will enhance and expand collaborative efforts with businesses and organizations, educational institutions, community partners, and government agencies through business development and partnerships related to key industry sectors and occupations. Through its implementation of WIOA, Utah will increase access to opportunities for employment, education, training, and support services that individuals—particularly those with barriers to employment—need to succeed in the workforce.



**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

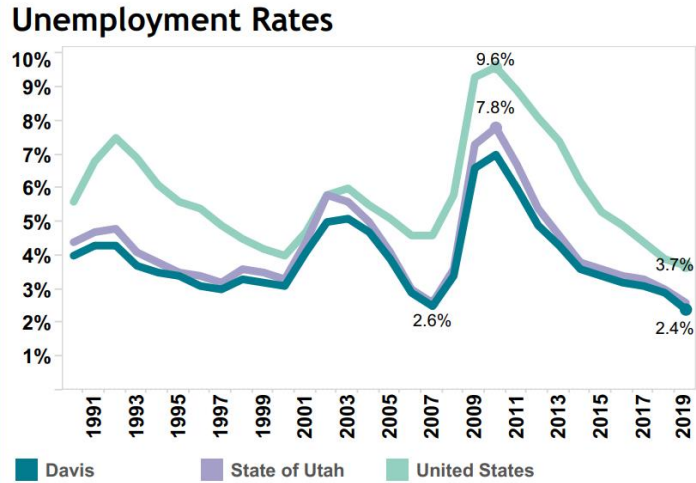
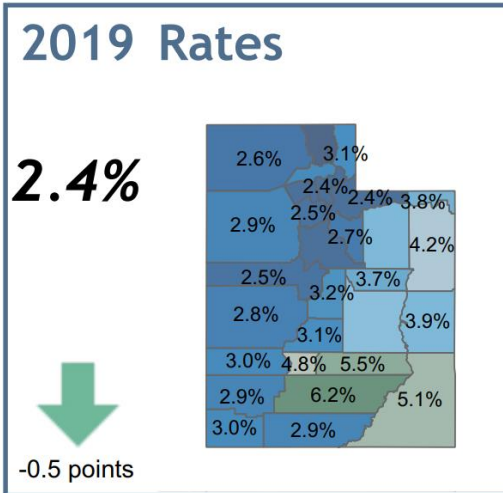
**Discussion**

The region has experienced continued economic growth since the Great Recession. With lower poverty rates, low unemployment rates, and median household and family income levels ranking above the national average, Utah’s economy continues to show resilience in its ability to improve at faster rates than most other states.

# Unemployment Davis County



Davis County's unemployment rate dropped to 2.4% in 2019. This is 0.2 percentage points below the statewide rate of 2.6%. There is a steady stream of entrants into the job market, but people are being hired at an even faster rate, driving down the number of unemployed.



## Labor Force Components

	Employed	Labor Force	Unemployed	Unemployment Rate
1990	83,588	87,062	3,474	4.0%
1991	86,340	90,209	3,869	4.3%
1992	90,165	94,265	4,100	4.3%
1993	96,576	100,270	3,694	3.7%
1994	102,144	105,839	3,695	3.5%
1995	102,394	105,972	3,578	3.4%
1996	107,818	111,279	3,461	3.1%
1997	112,343	115,830	3,487	3.0%
1998	116,554	120,576	4,022	3.3%
1999	120,604	124,606	4,002	3.2%
2000	116,416	120,157	3,741	3.1%
2001	117,006	121,979	4,973	4.1%
2002	118,588	124,888	6,300	5.0%
2003	121,880	128,457	6,577	5.1%
2004	126,235	132,408	6,173	4.7%
2005	130,515	135,870	5,355	3.9%
2006	136,545	140,621	4,076	2.9%
2007	140,977	144,613	3,636	2.5%
2008	140,609	145,534	4,925	3.4%
2009	135,345	144,875	9,530	6.6%
2010	136,698	146,959	10,261	7.0%
2011	137,787	146,629	8,842	6.0%
2012	141,372	148,630	7,258	4.9%
2013	146,091	152,577	6,486	4.3%
2014	150,192	155,775	5,583	3.6%
2015	154,526	159,937	5,411	3.4%
2016	159,150	164,341	5,191	3.2%
2017	163,348	168,545	5,197	3.1%
2018	165,119	169,969	4,850	2.9%
2019	169,589	173,800	4,211	2.4%

Updated August 2020.

Source: Utah Department of Workforce Services and U.S. Bureau of Labor Statistics. For more detailed information: <https://jobs.utah.gov/jsp/utalmis/#/laborforce>

## Unemployment - Davis County



## ABOUT THE STATEMENT

The Hill AFB Economic Impact Statement provides information about the economic impact of Hill Air Force Base on the surrounding community. It is made available to federal, state and local officials and the general public.

An installation's economic impact on the local community is calculated by identifiable off-base local area spending from gross expenditures. All financial figures are rounded to the nearest dollar.

*The Hill Economic Impact Analysis is prepared by the Cost and Economics Division, Hill AFB. Any questions, please contact 75th Air Base Wing Public Affairs at (801) 777-5201.*

## SUMMARY OF PERSONNEL

Category	Personnel
Active Duty Personnel	5,140
Air Force Reserve / Air National Guard	598
Government Civilians	13,517
Contract Civilians	6,225
<b>TOTAL WORKFORCE:</b>	<b>25,480</b>
Military Dependents	5,107
<b>COMBINED TOTAL:</b>	<b>30,587</b>

## EXPENDITURES

Construction	\$245,121,695
Locally Produced Goods and Services	\$2,476,648,929
Local Purchases Produced Elsewhere	\$33,183,565
Other Spending – Local Hotel and Restaurant Spending by Traveling Personnel	\$8,235,025
<b>TOTAL:</b>	<b>\$2,763,189,213</b>

## ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

<b>Annual Value</b>	<b>\$ 4,665,077,306</b>
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## TOTAL ESTIMATED JOBS CREATED

<b>Jobs</b>	<b>57,175</b>
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## TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE

Category	Amount
Annual Government Payroll	\$1,550,862,330
Annual Expenditures	\$2,763,189,213
Estimated Indirect Economic Impact	\$4,665,077,306
<b>GRAND TOTAL:</b>	<b>\$8,979,128,850</b>



### Hill AFB 2022 Economic Impact





## ABOUT THE STATEMENT

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## SUMMARY OF PERSONNEL

Category	Personnel
Authorized Active Duty Personnel	5,140
Air Force Reserve / Air National Guard	868
Government Civilians	14,533
Contract Civilians	6,221
<b>TOTAL WORKFORCE:</b>	<b>26,762</b>
Military Dependents	4,407
<b>COMBINED TOTAL:</b>	<b>31,169</b>

## EXPENDITURES

Construction	\$284,852,319
Locally Produced Goods and Services	\$3,435,060,716
Local Purchases Produced Elsewhere (local effect)	\$27,201,655
Other Spending – Local Hotel and Restaurant Spending by Traveling Personnel	\$8,489,773
<b>TOTAL:</b>	<b>\$3,755,604,463</b>

## ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

<b>Annual Value</b>	<b>\$5,682,706,097</b>
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## TOTAL ESTIMATED JOBS CREATED

<b>Jobs</b>	<b>65,524</b>
-------------	---------------

## TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE

Category	Amount
Annual Government Payroll	\$1,596,519,946
Annual Expenditures	\$3,755,604,463
Estimated Indirect Economic Impact	\$5,682,706,097
<b>GRAND TOTAL:</b>	<b>\$11,034,830,506</b>



### Hill AFB 2023 Economic Impact

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD uses four housing problems in the CHAS data to define a housing problem: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened. A household is said to have a housing problem if they have one or more of these four problems. **Concentration occurs when the area experiences multiple housing problems at a greater rate than the rest of the community.**

There is a concentration of residents who are living in poverty. One way to measure this is to review Low-Income Housing Tax Credit (LIHT) Qualified Census Tracts. These census tracts must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. There are only three LIHTC qualified census tracts in Davis County, and they are all in Clearfield, Utah. Clearfield also has the only Opportunity Zone in Davis County.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test.

The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a **non-white population of 50 percent or more**. Regarding the poverty threshold, HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a **poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area**, whichever threshold is lower.

**Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 2/8/2018.**

### **What are the characteristics of the market in these areas/neighborhoods?**

**Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 2/8/2018.**

### **Are there any community assets in these areas/neighborhoods?**

**Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 2/8/2018.**

**Are there other strategic opportunities in any of these areas?**

Davis County has the smallest land area of all of Utah's 29 counties, and yet due to its location in the heart of the Wasatch Front, it has the third-largest county population. All of that population is sandwiched into the buildable area between the Wasatch Mountains and the Great Salt Lake Davis County acknowledges that the main purpose of municipalities is to provide urban services and a public voice in local affairs. The role of the County should be to coordinate and assist the municipalities in addressing issues of regional significance. (*Davis County Resource Management Plan, 2017*)

Davis County consists of 630 square miles.

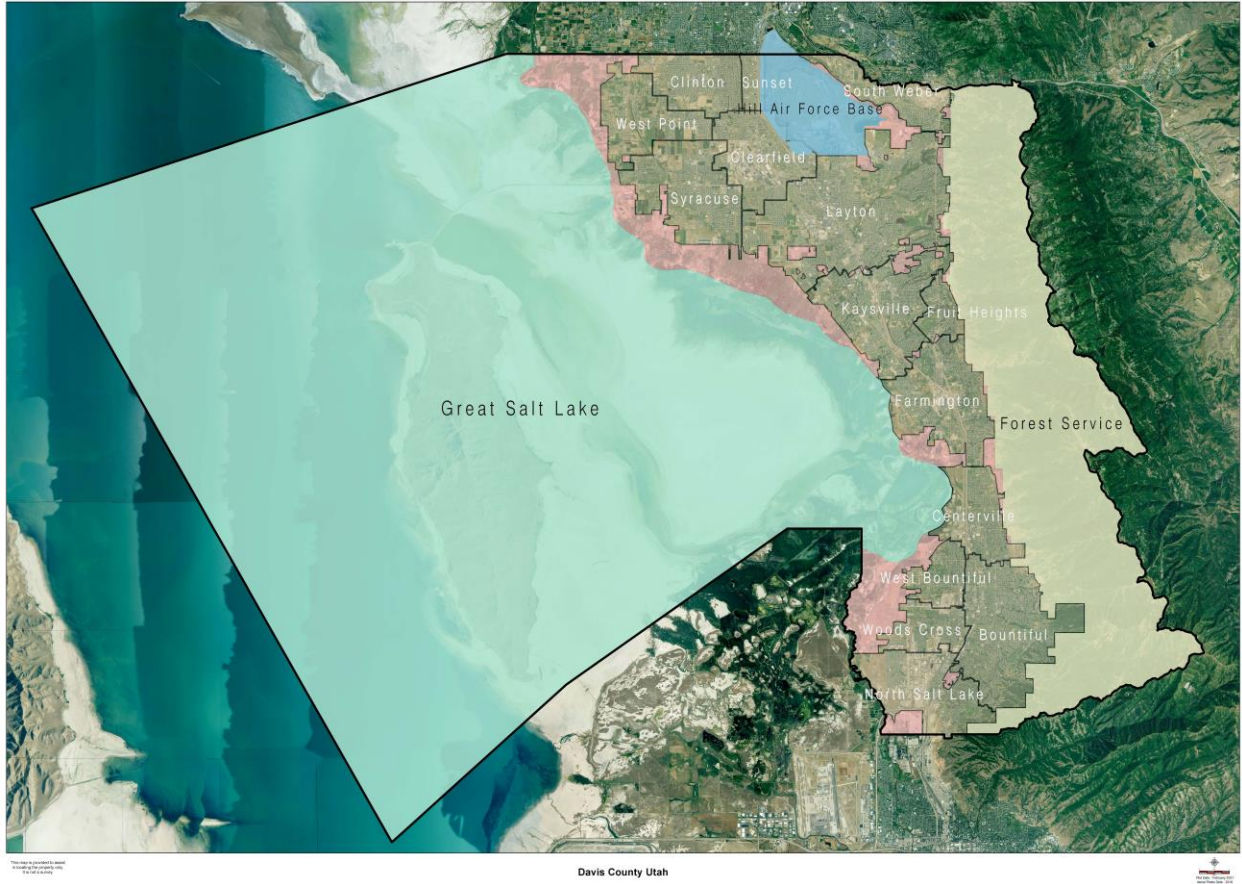
- The Great Salt Lake comprises 335 square miles
- US Forest Service manages 42 square miles
- Incorporated municipalities manage 244 square acres
- Davis County manages 13 square acres of unincorporated land

**Davis County encourages municipalities to annex areas of the unincorporated county where new and/or extended services are needed.** Davis County does not provide public utility services to unincorporated areas.

In the past few years, Davis County has shifted the responsibility of land-use planning in unincorporated areas to the adjoining incorporated municipalities because the County does not provide utilities in unincorporated areas. New developments must receive permission to connect to utilities provided by existing municipalities, which in turn require that those developments be annexed into the municipality and/or be consistent with their land-use policies before they permit the connections. As a result, the County acknowledges that the municipalities, through their regulation of utility connections and annexation policies, have de-facto jurisdiction over land-use planning decisions in the unincorporated county's developable areas.

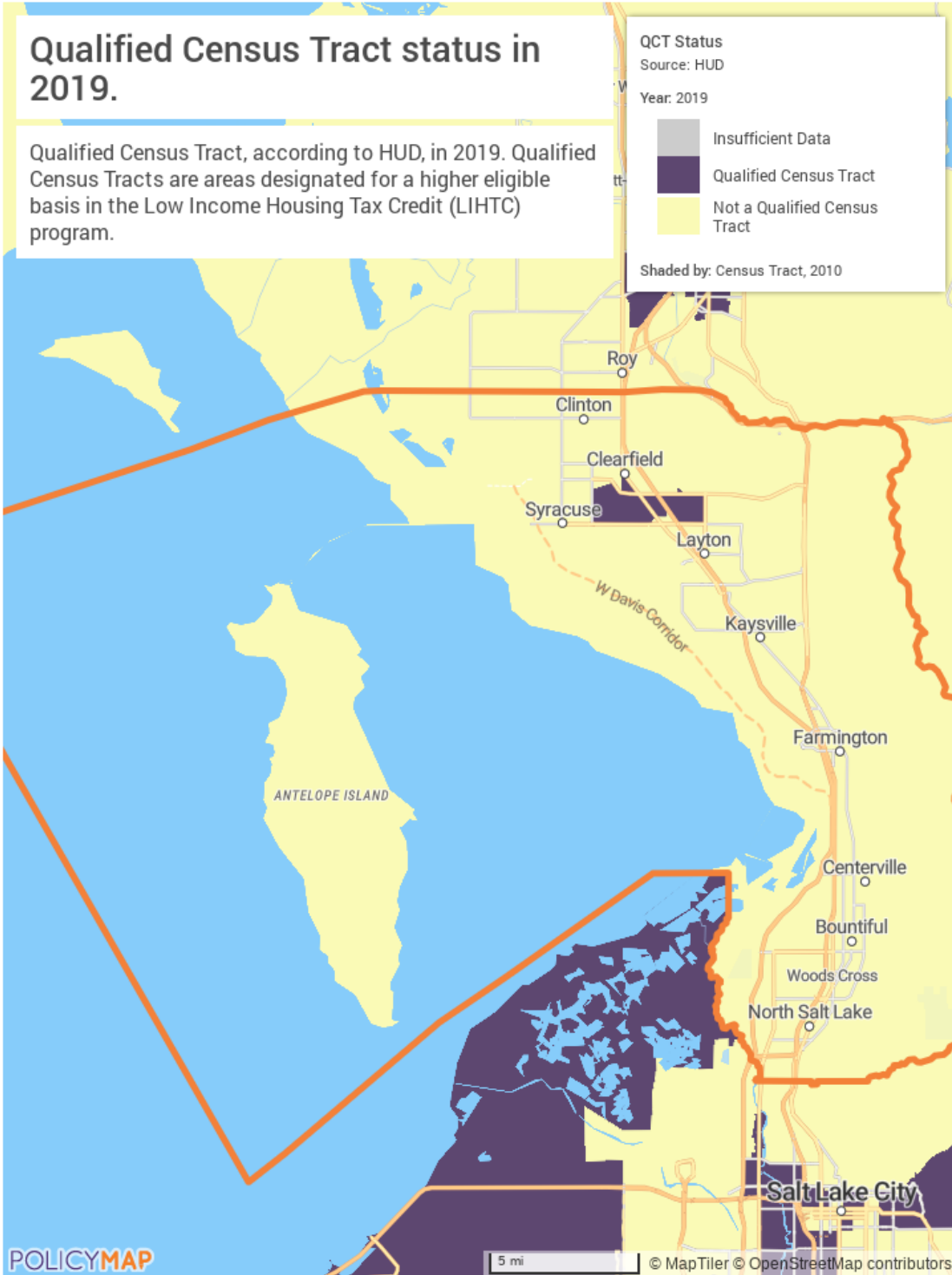
The only other undeveloped land located within unincorporated Davis County is located in environmentally sensitive areas, such as the foothills and the shores of the Great Salt Lake. The County does not consider these areas developable and is actively working to preserve them as permanent open space.

There are several pockets of completely developed neighborhoods located within unincorporated Davis County. **These areas are being annexed rapidly into the adjoining municipalities, and the County does not foresee any redevelopment opportunities before total annexation occurs.** (*Davis County Resource Management Plan, 2017*)



**Davis County Unincorporated Land**





**Davis County LIHTC Qualified Census Tracts**



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband access in communities helps provide economic growth, improved educational opportunities, access to better healthcare, greater employment opportunities, improving public safety, and increased global competitiveness for businesses.

The term broadband commonly refers to high-speed Internet access that is always on and faster than traditional dial-up access. Broadband includes several high-speed transmission technologies such as digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over power lines (BPL).

Research among Organisation for Economic Co-operation and Development (OECD) countries shows that a 4 Mbps increase in household broadband speed is associated with a roughly 4 percent increase in household income. Research shows that businesses who begin utilizing broadband increase their employees' labor productivity by an average of 5 percent in the manufacturing sector and 10 percent in the services sector.

The current standard for broadband in the U.S. is internet with a 25 Mbps (Megabits per second) download speed. Though Netflix says it needs only 5 Mbps to stream video, the 25 Mbps threshold is intended to satisfy the different needs; high-quality downloads, video communication, and multiple demands of a single household's network. However, many Americans are still unable to access broadband at the speeds necessary to make full use of its benefits.

In December of 2017, HUD published the final rule, "Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing." HUD is actively working to bridge the digital divide in low-income communities served by HUD by providing help with the expansion of broadband infrastructure to low- and moderate-income communities. The final ruling requires installing broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing funded or supported by HUD. Additionally, CDBG entitlement communities are required to analyze the needs of the broadband needs of housing occupied by low- and moderate-income households.

The most specific data for evaluating broadband needs was conducted by the City of Kaysville in 2019. The City published the results of "Residential and Business Broadband Survey Results" conducted by Design Nine, Inc. The study evaluated the current needs of residents and how they were utilizing broadband in their daily lives. While the data is specific to Kaysville and does not cover the entirety of Davis County, it can give a glimpse into the likely needs of residents throughout the area.

#### Key findings:

- 29% of respondents are "not satisfied" or "only somewhat satisfied" with their current internet service.
- 41% of respondents have nine or more Internet-connected devices in their homes.
- 58% of respondents report **that the availability of broadband internet affects where they choose to live.**

#### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The FCC Fixed Residential Broadband Providers Map displays data showing the number of providers reporting residential fixed broadband in Davis County. The map shows over 5-9 providers available throughout the county, with the most recent data from December 2019 with >25/3 Mbps. The County has complete broadband coverage and a variety of providers.

BroadbandNOW reports the following about broadband internet service providers in Davis County:

- 99.5% of residents have access to the internet at 25 Mbps.
- The average internet download speed in Utah is 55.79 Mbps.
- 100% of residents in Davis County have access to fixed wireless internet service.
- Utah is the 11th most connected state in the U.S.
- 93.6% of Utahans have access to 100Mbps or faster broadband.
- There are 138 internet providers in all of Utah.

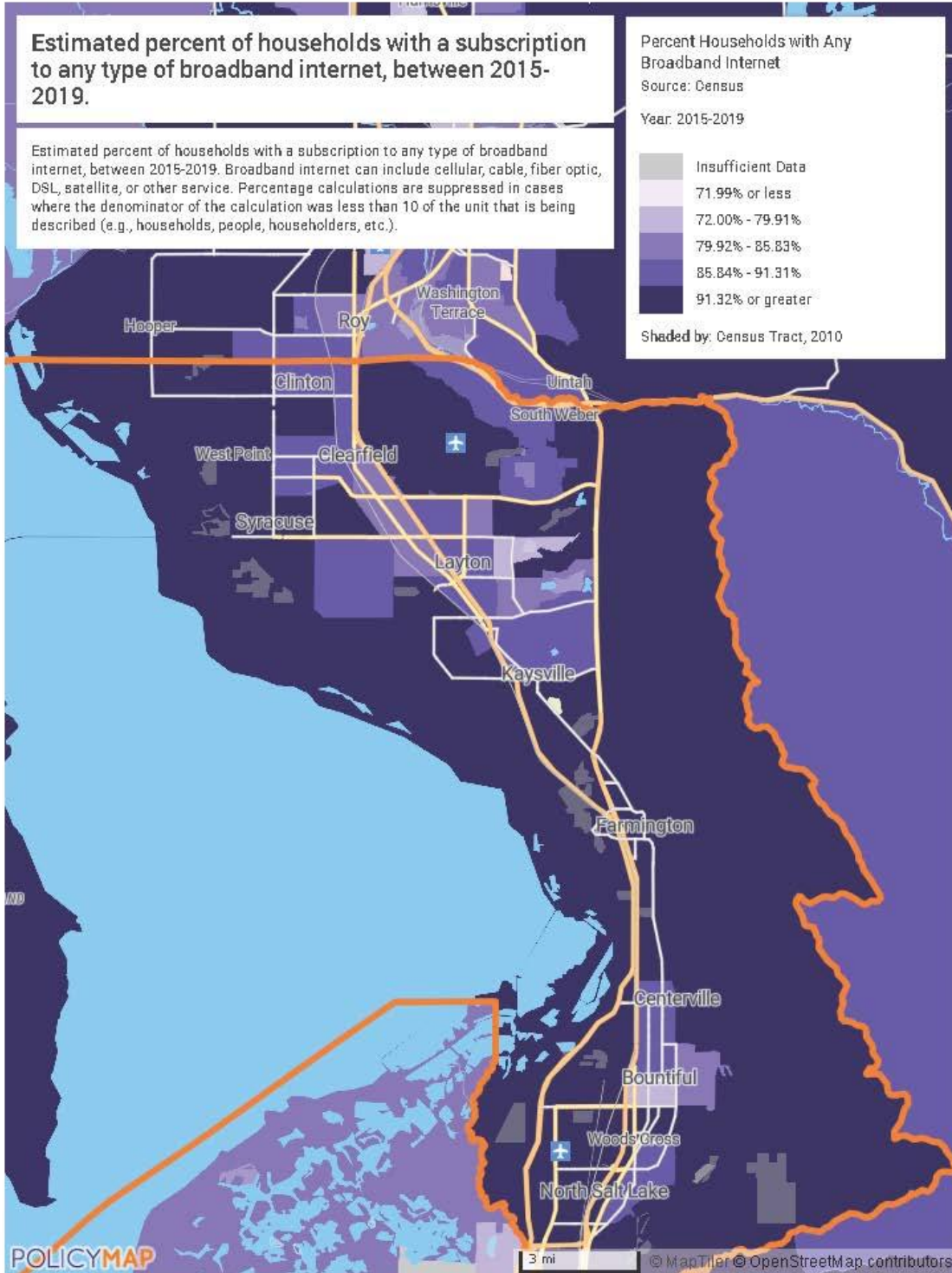
Additionally, several cities in Davis County are owners of **UTOPIA (Utah Telecommunication Open Infrastructure Agency)**. Utopia Fiber is a group of 11 Utah cities joined together in 2004 to build, deploy, and operate a fiber-to-the-home (FTTH) network to every business and household within their communities. Utopia supports open access and promotes competition in all telecommunications services using an active Ethernet infrastructure and operating at the wholesale level. UTOPIA Fiber's 14 service areas represent nearly 28% of all communities in the United States that can enjoy 10 Gigabit service on a publicly owned network—100 times faster than the national average of 8 Mbps.

UTOPIA Fiber can provide a minimum of 250Mbps connection to every home and up to 100Gbps connection to businesses. These connection speeds are base speeds that can increase according to individual needs.

Plus, UTOPIA Fiber also makes new technologies more feasible through high-speed connections, such as:

- Distance education

- Real-time video conferencing
- Telecommuting & Home Businesses
- Interactive gaming
- Remote data storage and retrieval
- Whole-home automation
- Security
- Virtual reality



**Estimated Percentage of Housing with Broadband**



## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Earth has experienced the slow processes of climate change for as long as the Earth has existed. There are many natural cycles, both cosmic and terrestrial, that influence the climate on the Earth. In recent years, concerns about the influence of human activities on climate change have increased in society. Regardless of the political and societal debates, changes in the climate have the potential to adversely affect the public's health.

Environmental health contributes to public expectations in four major needs: safe air, safe water, safe food, and safe places (e.g., homes, workplaces, recreational places, etc.). Climate impacts each of these needs in an immediate way. The public is concerned about how local climates are impacting their need for clean air and water, safe food, and safe places. The public asks public health professionals to address these concerns through surveillance, assessment, and policy implementation. The Utah Environmental Public Health Tracking Network helps by providing data to support these three functions.

*Climate Change and Public Health in Utah*, Utah Department of Public Health, 2019

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Utah Department of Health, *Climate Change and Public Health in Utah* identified several ways that climate change may impact Utahans. Both heat-related disease and respiratory disease often impact low- and moderate-income residents at higher rates. These identified factors can also be exacerbated in housing with a deficiency or lack of air conditioning, poor indoor air quality, and interior mold/mildew. Older housing with substantially deferred maintenance is often a key indicator of whether the housing will negatively impact the resident's health.

**HEAT-RELATED DISEASE** As climate change persists and temperatures continue to rise, it is likely that the frequency of heat waves across the globe will increase over time. An escalation in the frequency of extreme heat waves could affect the number of Utahans that will suffer from heat-related diseases. Currently, within the United States, heat waves are the deadliest weather event causing more deaths than tornadoes, earthquakes, hurricanes, and floods combined. If climate projections are correct about increasing temperatures in the near future, heat waves will rise in severity, frequency, and duration.

When referencing heat-related diseases, the two most common illnesses are **heat exhaustion and heatstroke**. Heatstroke is a serious condition that can cause permanent damage and death. Those at an

increased risk for heatstroke are young children, individuals 65 years of age and older, people who are overweight or taking certain medications.

**Cardiovascular diseases** are associated with heat as well. Hotter temperatures cause the heart to beat faster and work harder as part of the body's cooling process. As previously mentioned, with heat stroke, the body's ability to cool itself fails, which puts strain on the heart (SCAI). Individuals with pre-existing cardiovascular diseases are at a greater risk for developing heat stroke since the heart is unable to function at full capacity, lowering the ability of the body to regulate itself. Additionally, certain medications like diuretics and beta-blockers for individuals with cardiovascular disease decrease the amount of water in the bloodstream. The reduced water content hinders an individual's ability to cool down, increasing the risk for heatstroke (SCAI). The Centers for Disease Control and Prevention (CDC) reported that hospital admissions for cardiovascular disease increase with heat along with a rise in the incidence of stroke. Scorching temperatures over longer periods of time may cause great disability and death among the large number of Utahans who suffer from cardiovascular diseases.

**RESPIRATORY DISEASE** The two forms of respiratory illness that are cause for concern as it pertains to climate change are asthma and allergies. Asthma is a disease that affects the lungs where allergies occur due to the immune system's overreaction to certain environmental triggers. Individuals with asthma suffer from tightness in the chest, have trouble breathing, and experience recurring episodes of wheezing. Unfortunately, asthma is one of the most common diseases among children, yet adults suffer from asthma as well. There are a variety of environmental exposures that could trigger an asthma attack. Common triggers include outdoor or indoor air pollution, allergens from pets or pollen, physical activity, cigarette smoke, and viral infections, such as pneumonia (UDOH).

*Climate Change and Public Health in Utah*, Utah Department of Public Health, 2019

## **Davis County Natural Hazard Analysis**

### **Davis County Natural Hazard Analysis**

#### **Flooding**

Runoff from melting snow and summer flash flooding has historically been the major cause of flooding problems in Davis County. Several major residential communities and several business districts are situated in flood plains, and as a consequence, they have suffered property damage from flooding in past years. Flood plain studies were conducted for all major communities in Davis County some years ago.

A "one-hundred-year" flood, or one that has a one-percent chance of occurring in a given year, would cause major destruction and could result in the loss of lives in the flood plain areas.

#### **Mudslides**

Davis County has a significant landslide potential, and danger of slides exists from the extreme northern border near the Weber River Basin to the southern end of the county along Mill Creek. There are over 30 drainages/canyons that empty onto the Davis County benches. Thousands of homes and many businesses have been constructed in the mouths of these drainages/canyons and on alluvial plains in the county. Such events would most likely occur during the spring runoff period but could also occur during the summer and fall months in prolonged wet weather patterns. No warning systems are in place to warn citizens in any of these areas. Detention basins have been constructed at the base of some of the drainages. Most have limited capacities. Any such event would be preceded by little, if any warning, resulting in an undetermined number of people being adversely affected, a large number of homes would be damaged and/or destroyed, lives would be lost, public utility systems would be damaged. Efforts should be made to utilize proper land-use planning, particularly in areas with steep slopes and areas near range fronts.

### **High Winds**

East winds are common to the area. Sustained winds in excess of 50 mph with gusts of over 80 mph are not uncommon. In 2011 these winds peaked out at 146 mph. Property damage caused by east winds has and continues to occur frequently in Davis County. On rare occasions, a roof may be torn off a building. Tractor-trailer rigs may be blown over on I-15, resulting in all high-profile vehicles being prohibited from travel during the high winds. Trains have also been blown off the tracks in the Centerville/Farmington area. Major electrical power lines have been damaged or blown down, causing power outages throughout the county. With this loss of power, many homeowners are unable to heat their homes and cook food, therefore making it essential that they have alternate methods for heating and cooking. On average, Davis County experiences at least one east wind episode yearly, usually during the winter months.

### **Fires**

Fires can occur in almost any area in Davis County. A forest fire is more likely to occur during the hot summer months than at other times of the year. Whether man-caused or lightning-caused, the result would be the same. The Urban/Wildland interface has been and continues to be encroached upon. Many homes are being built along the eastern foothills of the county, many bordering on the Wasatch National Forest. A fire in these areas would be difficult to control and likely lead to the loss of residential structures.

The local fire departments with jurisdiction make primary response to Wildland fires in close proximity to city/forest service boundaries, with State and/or Forest Service personnel arriving second. This allows for the quickest response to such incidents.

*Davis County Emergency Operations Plan - Hazard Analysis*





# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan serves as a planning document that outlines the anticipated resources over the course of 5-years from CDBG entitlement funding, program income, and other sources. Additionally, a series of goals is described, illuminating how the county will prioritize available financial resources, geographic priorities, and expected outcomes.

Priorities and goals were determined through analysis of multiple data sources:

- Comprehensive community surveys and meetings
- Interview and consultation with area stakeholders
- Consultation with cities within Davis County, adjacent counties, and state government departments
- Staff recommendations
- Results of previous monitoring of subrecipients
- Davis County Impediments to Fair and Affordable Housing Draft (2021)
- Davis County Health Needs Assessment - Implementation Plan (2018-2020)
- Davis County Community Health Improvement Plan (2019-2020)
- Davis County Emergency Operations Plan
- Davis County Market at a Glance, HUD PD&R / Economic & Market Analysis Division (2021)
- Comprehensive Economic Development Strategy 2018-2023 (CEDS) Wasatch Front Economic Development District
- Safe Harbor Annual Report (2020)
- Utah Department of Health, Annual HIV Surveillance Report (2018)
- State of Utah Strategic Plan on Homelessness (2020)
- State of Utah Annual Report on Homelessness (2020)
- State of Utah Affordable Housing Report (2020)
- Envision Utah, How We Grow Matters (2020 Annual Report)
- Olene Walker Housing Loan Fund Report (2020)
- Wasatch Choices 2040, A Four County Land-Use and Transportation Vision
- Workforce and Innovation Opportunity Act (WIOA), Utah's Plan (2020-2023)
- HUD Annual Homeless Assessment Report (2020)
- HUD Worst Case Housing Needs (2019)
- Policy Map, Community Profile (2021)
- HUD Community Resiliency Kit (2021)
- Community Housing Assessment Strategy (CHAS) data
- American Housing Survey (AHS) data

- American Community Survey (ACS) 2013-2017 5-Year Estimates

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Countywide Service Area
	<b>Area Type:</b>	Countywide
	<b>Other Target Area Description:</b>	Countywide
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

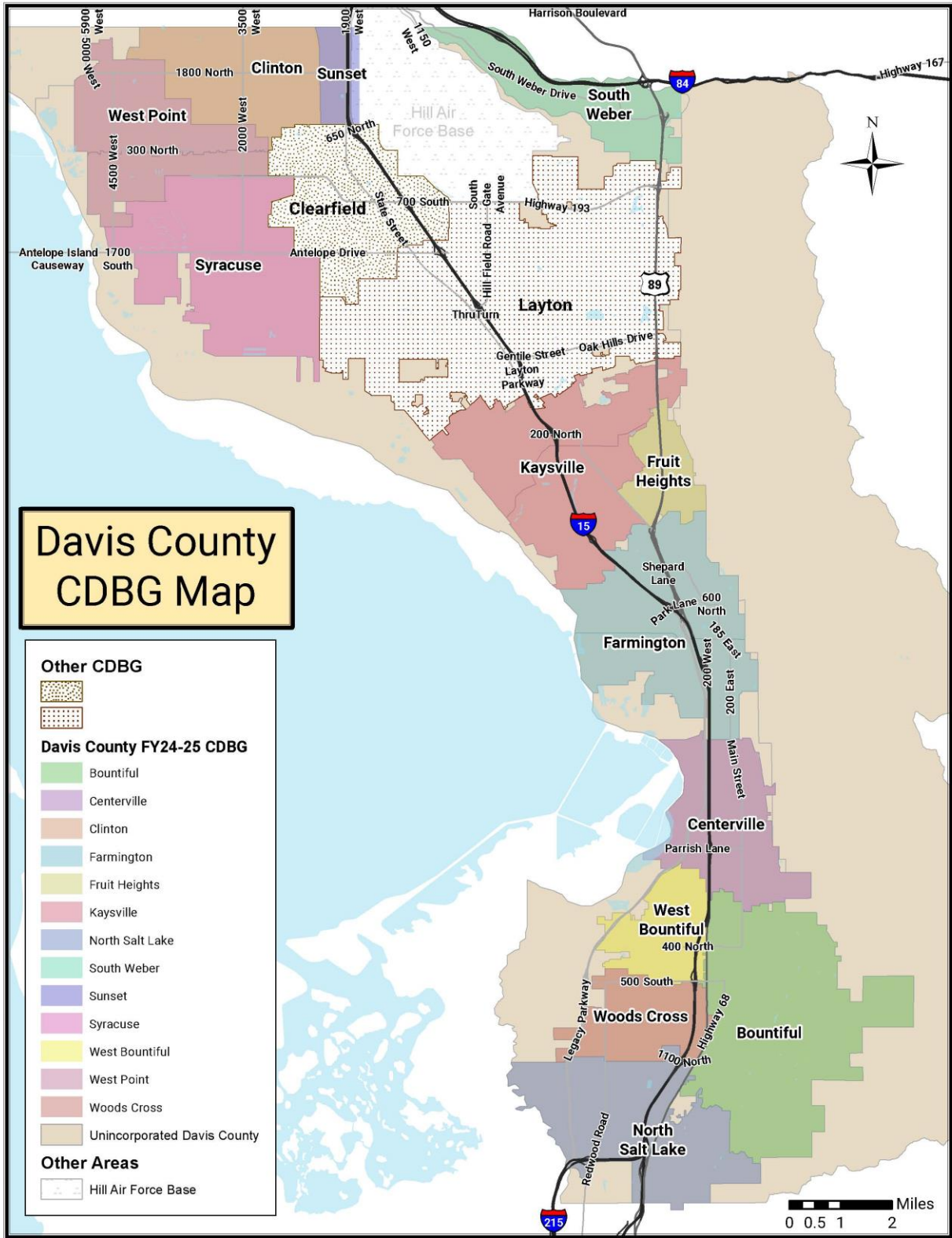
The County did not identify a geographic target area as a basis for funding allocation priorities. Goals are not limited to a specific area within the County.

The County's CDBG funding will be spent throughout the unincorporated portions of the County and the in the communities of;

- Bountiful
- Centerville
- Clinton
- Farmington
- Fruit Heights
- Kaysville

- North Salt Lake
- South Weber
- Sunset
- Syracuse
- West Bountiful
- West Point
- Woods Crossing

The cities of Clearfield and Layton are entitlement jurisdictions within the County. Projects are not generally undertaken in these communities with Davis County CDBG funding except under limited circumstances.



CDBG Map

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Provide Decent Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Administration Housing

	<b>Description</b>	A decent place to live removes the barriers to opportunity, success, and health that have been part of a family's life for years, if not generations. Creating safe and decent places to live can have incredibly positive effects on a family's health, students' study habits, and a neighborhood's overall attractiveness and stability. Decent housing includes a spectrum of solutions: new construction, repair, and renovation, housing finance, infrastructure development, secure land tenure, among others.
	<b>Basis for Relative Priority</b>	Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. As individuals and families move from one stage of life to the next, a variety of housing types enables them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.
<b>2</b>	<b>Priority Need Name</b>	Create a Suitable Living Environment
	<b>Priority Level</b>	High



<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>Countywide</p>
<p><b>Associated Goals</b></p>	<p>Administration  Housing  Public Facilities and Improvements  Public Services</p>
<p><b>Description</b></p>	<p>A good living environment is essential for good quality of life. A functional and sound living environment allows different groups of people to lead their daily lives and fulfill their basic needs: living, the use of services, working, recreation, hobbies, but also rest and privacy.</p>

	<b>Basis for Relative Priority</b>	Jobs, family income, transportation costs, and housing are all intricately connected. Providing opportunities for workers to live in the city where they work has a positive effect on in-commuting and reducing transportation costs. New research has shown that stable families, communities, and housing have positive impacts on economic vitality, in addition to the mobility of children, particularly lower-income children.
<b>3</b>	<b>Priority Need Name</b>	Expand Opportunities for LMI Persons
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Administration Public Services

	<b>Description</b>	Expanding opportunities to low- and moderate-income persons helps to foster local economic development, neighborhood improvement, and individual self-sufficiency.
	<b>Basis for Relative Priority</b>	Expanding opportunities for low- and moderate-income residents helps residents become financially stable and remain in safe and stable housing.

**Narrative (Optional)**

Davis County seeks to encourage the viable community development of the community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is developing partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Davis County acknowledges the high need for decent, affordable housing within the county. The County does not currently receive HOME funds that would be necessary to run a TBRA program. The County also does not work with a Community Based Development Organization (CBDO) to provide rental housing subsidies with CDBG funds. However, Davis County is in the process of creating a HOME Consortium beginning in the 2025 program year. HOME funds will most likely not be utilized for Tenant Based Rental Assistance, but rather for large, affordable multi-family housing developments and preserving existing deed-restricted properties.
TBRA for Non-Homeless Special Needs	Davis County acknowledges the high need for decent, affordable housing within the county. The County does not currently receive HOME funds that would be necessary to run a TBRA program.
New Unit Production	Davis County is planning to use CDBG funds and future HOME funds to incentive larger, affordable multi-family housing developments in areas throughout the County.
Rehabilitation	Davis County will partner with Salt Lake Valley Habitat for Humanity beginning in the 2024 program year to offer a Critical Home Repair Program that will help low/moderate income households make needed home repairs to single family homes.
Acquisition, including preservation	Once Davis County becomes a HOME consortium, one of the Counties primary priorities will be to preserve expiring deed-restricted properties through acquisition. Additionally, the County may start using CDBG and HOME funds to acquire land where affordable multi-family housing can be constructed.

**Table 50 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Davis County prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities. When the annual action plan was drafted and made available for public review and comment, Davis County had not yet received notice of its 2024-2025 program year annual allocation. Davis County has since received notice that the allocation will be \$893,189. Since the actual allocation did not differ significantly from the estimated allocation, all activities/projects will be funded at the amounts that were included in the draft annual action plan that was made available for public review and comment.

**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	893,189	0	272,957	1,166,146	3,572,756	Davis County anticipates an annual allocation of 893,189.00. Additionally, the County will utilize \$272,956.58 in prior year funds to accomplish its community development goals.

**Table 51 - Anticipated Resources**

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

While matching funds are not required in order to receive CDBG funding, the County encourages through its selection process that agencies and municipalities leverage additional resources. All projects that will be funded in the 2024-2025 program year have matching funds from either private, state or local sources.

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

Davis County is currently working with each of its cities to identify land and/or buildings that are publically owned in order to respond to state legislation requiring Counties of a certain class to have a winter overflow homeless shelter from October 15th to April 30th. The Davis County Winter Overflow Task Force, created as part of this legislation, has prioritized a permanent solution for homelessness through the development of a year round community resource center and permanent supportive housing to address homelessness long term in Davis County.

**Discussion**

The county expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DAVIS COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COUNTY HOUSING AUTHORITY	PHA	Ownership Public Housing public services	Jurisdiction
Safe Harbor (Davis Citizens Coalition Against Violence)	Subrecipient	Homelessness Non-homeless special needs public facilities public services	Region
Open Doors	Subrecipient	Non-homeless special needs public services	Region
Habitat for Humanity - Salt Lake Valley	Subrecipient	Non-homeless special needs Ownership public services	Region
Davis Behavioral Health	Subrecipient	Homelessness Rental public services	Region
Davis Technical College	Subrecipient	Homelessness Planning public services	Region
PARC Community Partnership	Subrecipient	Non-homeless special needs public services	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Davis School District	Public institution	Homelessness Non-homeless special needs Planning public services	Region
Davis County Health Department	Government	Homelessness Non-homeless special needs Planning public facilities public services	Region
Friends of Switchpoint	Subrecipient	Homelessness Non-homeless special needs Planning Rental public services	Region

**Table 52 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Davis County has various service providers who provide targeted assistance and mainstream services, such as health, mental health, and employment services to homeless persons and persons with HIV.

The County is administering HUD CDBG programs both internally and working with external partners. The County has new relationship with Salt Lake Valley Habitat for Humanity who will manage the County’s new Critical Home Repair Program. Area non-profits help to provide public service activities that improve the lives of low- and moderate-income residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		



<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
	X		

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Davis County chairs the Davis County Local Homeless Council (LHC), which brings all area homeless services providers together. The LHC represents a wide range of services for the homeless, including; homeless/emergency shelters, transitional shelters, permanent supportive housing, supportive services, homelessness prevention, rapid re-housing, outreach, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered within the community.

Davis County does not have a significant chronic homeless population. The primary needs are for victims of domestic violence, those with mental illness, and large families.

While Davis County does not operate any homeless facilities, the County is currently working with the newly formed Davis Winter Overflow Taskforce to create a facility for individuals experiencing homelessness including emergency shelter and permanent supportive housing. In Davis County, there are currently 32 emergency shelter beds for victims of domestic violence, 127 transitional housing units, and 44 permanent supportive housing units.

Homeless needs in Davis County are split between services and facilities. Often homeless persons take up shelter north in Weber County or south in Salt Lake County, where facilities exist. Davis County does have non-profit organizations that attempt to meet the needs of homeless individuals for services,

however, the County recognizes more needs to be done and is actively looking for ways to create a new facility for individuals experiencing homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Davis County is working with local and regional partners to help create more transitional and permanent supportive housing within the county. The County is focused on permanent supportive housing because of its effectiveness in helping stabilize individual experiencing homelessness and other special needs populations.

Additionally, there are efforts within the county to increase service and outreach to homeless youth. Davis School District has constructed "Teen Resource Centers" in all of their high schools that provide services (e.g. food, laundry, counseling, supplies) to homeless youth. The school district is also constructing a new "Teen Living Center" where homeless teens can live and receive services to stabilize and transition to permanent housing.

Davis County is also working to help support the increase in domestic violence services and overnight beds. The need continues to exceed the available resources, and the domestic violence shelters are reporting that the number of persons seeking assistance continues to rise.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps in the system, the County will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, address barriers associated with implementing activities, and coordinate efforts.

Funding gaps will exist. The County will continue to search for additional funding, leveraging resources, and efficiently administering programs. Likewise, increased coordination between and among providers can also lead to more efficient program management.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvements	2024	2028	Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment	CDBG: \$1,160,945	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
2	Housing	2024	2028	Affordable Housing	Countywide Service Area	Create a Suitable Living Environment Provide Decent Housing	CDBG: \$2,022,957	Homeowner Housing Rehabilitated: 75 Household Housing Unit  Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Public Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$665,000	Public service activities other than Low/Moderate Income Housing Benefit: 3250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2024	2028	Administration	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons Provide Decent Housing	CDBG: \$890,000	Other: 1 Other

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	<p>Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure and public buildings are essential to an improved quality of life. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Davis County's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Waterline Replacement Project</li> <li>• ADA Improvements to Public Facilities</li> <li>• Senior Center Building Improvement</li> </ul>

2	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	<p>Davis County is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of becoming homeless, and promotes housing sustainability. Davis County's projects to improve housing sustainability include:</p> <ul style="list-style-type: none"> <li>• Homeownership Assistance</li> <li>• Home Repair and Rehabilitation</li> <li>• Foundation Stabilization (Home Rehab)</li> </ul>

3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>Public services can strengthen communities by addressing the needs of specific populations. Public services are an integral part of a comprehensive community development strategy. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.</p> <p>Davis County may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness.</p> <p>Davis County projects may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Employment services (e.g., job training)</li> <li>• Crime prevention and public safety</li> <li>• Child care</li> <li>• Health services</li> <li>• Substance abuse services (e.g., counseling and treatment)</li> <li>• Fair housing counseling</li> <li>• Education programs</li> <li>• Energy conservation</li> <li>• Services for senior citizens</li> <li>• Services for homeless persons</li> <li>• Welfare services (excluding income payments)</li> <li>• Recreational services</li> </ul>

4	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p>Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Davis County may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General management, oversight, and coordination</li> <li>• Providing local officials and citizens with information about the CDBG program</li> <li>• Preparing budgets and schedules</li> <li>• Preparing reports and other HUD-required documents</li> <li>• Program planning</li> <li>• Public Information</li> <li>• Monitoring program activities</li> <li>• Fair Housing activities</li> <li>• Indirect costs</li> <li>• Submission of applications for Federal programs</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Davis County expects the following outcome over the course of the 2024-2028 Consolidated Plan period.

- 75 LMI household housing units rehabilitated
- 30 LMI households assisted with direct financial assistance to purchase a home

Additionally, 3,250 persons will benefit from public services activities, and 6,250 LMI residents will benefit from public facility and/or infrastructure improvements.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Addressing public housing is an essential component of the strategic planning process, in which grantees identify the priorities and specific objectives to be addressed during the consolidated plan period. Under §91.215(c) and §91.315(c), Davis County must describe how it will address the needs of public housing, including its activities to expand accessible housing units under a Section 504 voluntary compliance agreement and to encourage public housing residents to become more involved in the management and participate in homeownership.

**Davis County Housing Authority (DCHA)** is the local housing authority. It has a HUD administered plan that does not include a Section 504 Compliance Agreement and is not required to increase accessible units.

The Public Housing program consists of apartment complexes that are owned and managed by DCHA. Over 72 elderly and disabled citizens of Davis County live at the Meadows. Many residents of DCHA's two dedicated senior and disabled housing complexes have diverse life goals and personal interests. DCHA recognizes that residents have varied needs and works to accommodate those needs by hosting events and partnering with service providers. In other public housing complexes - Thornwood Villa, Rosewood Villa, Center Court, and Parrish Lane - DCHA assists over 114 families in the community.

Davis County intends to start working more closely with DCHA on strategies to increase the supply of both public and affordable housing. This may include administering project-based vouchers, acquisition, construction and/or rehab of existing buildings.

### **Activities to Increase Resident Involvements**

DCHA is committed to providing quality, affordable housing to Davis County residents. A **Resident Advisory Board (RAB)** was formed to assist DCHA with various issues relevant to apartment living. Staff and residents are working together and making new strides in creating safer communities. The RAB members are key players in the quest to build safe communities and are committed to making their complexes a place they are proud to call home.

### **Future Advantage Savings Track**

Current Housing Choice rental assistance recipients can apply for the Future Advantage Savings Track (FAST). This program offers support and incentives to qualified families that are focused on completing goals.

### **Homeownership Assistance**

- **Davis County Homeownership Assistance Program** - Loans up to \$50,000 are available for income-qualified households looking to purchase a home in Davis County. Loans can be used for principal reductions, interest rate buydown or 50% of the required down payment and closing costs. The purchase price cannot exceed \$500,000. *The Davis County CDBG funding for this program is not available for residents of Clearfield or Layton, however, other funding sources the County has allocated to the program can be used in these cities*

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

DCHA is not designated as troubled.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

**Economic conditions, tighter lending requirements, high interest rates, and rising costs of building materials are the most significant barriers to affordable housing in Davis County.** The County has seen a dramatic reduction in the development of new single and multi-family housing units which has created supply issues that have caused home prices to skyrocket and rents to jump drastically. The median home price in Davis County is over \$530,000 and median rent price is over \$1,400.

Many communities in Davis County are nearing build-out and need to identify creative ways to offer affordable housing options. Additionally, land values are making it difficult to provide for the construction of new affordable housing units.

By zoning for large-lot single-family homes, many communities unwittingly do not offer affordable housing options for low-income households, often consisting of a racial, ethnic, or religious minority.

The County supports mixed-use and mixed-income housing development to provide decent, safe, and affordable housing for all County residents. As stated above, the extremely high cost of housing in Davis County has created a barrier to developing new affordable housing units.

By providing funds for the County's homeownership assistance program, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the County to Salt Lake Valley Habitat for Humanity for a Critical Home Repair Program allow qualified, low-income residents to maintain their homes as safe and decent housing.

Municipalities across the County are required to update their State-required Moderate-Income Housing Plans and begin to use them to encourage the development of affordable housing options,

County staff are becoming more knowledgeable about resources available to create and encourage affordable housing and will continue to do so, including developing partnerships with housing providers.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County supports mixed-use and mixed-income housing development to provide decent, safe, and affordable housing for all County residents. As stated above, the extremely high cost of housing in Davis County has created a barrier to the development of new affordable housing units.

By providing funds for the County's homeownership assistance program, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the

County to Salt Lake Valley Habitat for Humanity for a Critical Home Repair Program allow qualified, low-income residents to maintain their homes as safe and decent housing.

Using Community Reinvestment Areas (CRA), municipalities are planning and utilizing the mandated 10% of CRA funds for low/mod income housing in the County. These funds are generated when economic development activities generate Tax Increment Funds (TIF) and are used by cities to develop affordable housing in the County.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Davis County remains committed to providing resource information and referrals to help residents who are at risk of becoming homeless or who are presently homeless access services that ensure they have affordable housing. It is the first responders who deal most frequently with persons who are in crisis. The County Sheriff and fire departments are active in giving needed information on homelessness support to people in crisis. Davis County has various resources available for teens, families, veterans, and domestic abuse victims who are without housing.

Davis County has only one emergency shelter. **Safe Harbor**, a non-profit organization with Safe Zone certified advocates on staff, provides shelter, supportive services, and advocacy to domestic violence and sexual assault survivors. Recent Utah point-in-time homeless numbers show domestic abuse was the number one cause of homelessness in Davis County.

#### **Crisis Shelter**

The shelter has 31 beds arranged into shared rooms with common spaces. It is specifically for survivors of domestic abuse and sexual assault and their minor children.

The crisis shelter offers:

- Ten private bedrooms, each with two to four beds, tranquil decor, and dressers, cabinets, secure storage, and hanging rods for storage
- Home-style kitchen
- Laundry facilities
- Two comfortable common areas
- An enclosed outdoor playground provides a safe and secure place for play
- A variety of children's resources are offered, including a classroom for education, counseling, and play
- Cribs and playpens are available

Safe Harbor's professional and volunteer staff are trained to deal with the effects of domestic violence. Services offered include,

- Crisis supportive services for adults and children
- Help with housing, employment, social, and medical services
- Case management and education about domestic violence
- Life-skills training and support groups

## **Addressing the emergency and transitional housing needs of homeless persons**

Davis County does not currently receive other HUD funds, including HOME, ESG, or HOPWA. The County chairs and is a member of the Utah Continuum of Care Balance of State - Davis County Local Homeless Council (LHC).

The Davis County LHC utilizes coordinated entry to provide services to people experiencing homelessness. Coordinated entry is an essential process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choices rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.

The local access points to the coordinated entry system provide the assessment, information and referrals, and other resources to the person seeking housing.

Davis County LHC has coordinated entry points through the following partners:

- Aging Services of Davis County: 22 S State St., 3rd floor, Clearfield, UT 84015
- Davis Behavioral Health: 934 S Main St., Layton, UT 84041 Open Doors: 875 E Highway 193, Layton, UT 84040
- Davis Community Housing Authority: 352 S 200 W, Farmington, UT 84025
- Davis County Health Department: 22 S State St., Clearfield, UT 84015
- Davis Hospital: 1600 Antelope Dr., Layton, UT 84041
- Davis School District: 45 E State St., Farmington, UT 84025
- Department of Workforce Services: 1290 E 1450 S, Clearfield, UT 84015
- Lantern House: 269 W 33rd St., Ogden, 84401
- Layton City Police Department: 429 N Wasatch Dr., Layton, UT 84041
- Open Doors Clearfield: 1360 E 1450 S, Clearfield, UT 84015
- Safe Harbor Crisis Center: 51 E Mutton Hollow Dr., Kaysville, UT 84037
- Layton Hospital - (Intermountain Healthcare)-Layton
- Lakeview Hospital (Mountainstar/HCA)- Bountiful
- Farmington Healthcare Center- (University of Utah Healthcare)- Farmington

**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.**

Davis County chairs the Davis County Local Homeless Council (LHC). The Council helps coordinate local resources and efforts to better address the needs of homeless persons in the community.

In Davis County, Safe Harbor is the only agency providing homelessness services for domestic violence and transitional housing. Safe Harbor provides transitional housing for domestic survivors.

**Safe Harbor**, a non-profit organization with on-staff Safe Zone certified advocates, provides shelter, supportive services, and advocacy to survivors of domestic violence and sexual assault, as well as education, awareness, and resources. Recent Utah point-in-time homeless numbers show domestic abuse was the number one cause of homelessness in Davis County.

### **Crisis Shelter**

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Safe Harbor's professional and volunteer staff is trained to deal with the effects of domestic violence. Services offered include,

- Crisis supportive services for adults and children
- Help with housing, employment, social, and medical services
- Case management and education about domestic violence
- Life-skills training and support groups

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being**

**discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Residents in Davis County who are at risk of becoming homeless or transitioning into permanent housing have support during this pivotal time.

### **Open Doors**

Open Doors help those who don't see other options. They have several programs available to help adults improve their situations and prepare their children to avoid similar circumstances as they get older. By providing these programs to adults and families with or without children, Open Doors staff works to reduce child abuse, neglect, and family stress.

The purpose of **Open Doors Family Support** is to help educate parents and prevent child abuse. Services include parent education, respite and crisis nurseries, and therapy.

- **Crisis/Respite Nursery** 24-hour Crisis/Respite Nurseries provide free and confidential emergency care day and night for children 0-11 years of age for parents in distress, giving children a safe haven while parents work to create a more stable, healthy home environment.
- **Parent Education.** Family Support Case Management focuses on preventing crisis in at-risk families through weekly visits and parent education classes, providing parenting skills, training, and literacy enhancement leading to family stability and children's educational success.
- **Therapy.** Therapy services provide free counseling treatment to families dealing with domestic violence, child abuse, and other traumas to improve mental health, strengthen relationships, enhance functioning, and prevent re-victimization.

**Open Doors Community Action** helps people out of poverty by providing case management to assist families along the pathway to self-reliance as they move out of poverty.

- **Rapid Rehousing.** Allows homeless individuals and families to work with a caseworker to secure and maintain permanent housing.
- **Food Bank.** Food Bank assists low-income families by providing them with a 3-5 day emergency food supply through a client choice model.
- **VITA.** VITA Tax Program provides families with free tax assistance to help them receive the earned Income tax credits.
- **Sub for Santa** Sub for Santa helps low-income families with holiday assistance. Each family receives two gifts per child and a holiday stocking. This program unites the community through a shared sense of giving.
- **Circles.** Circles is a 12-week best practices class aimed at helping low-income individuals break the cycle of poverty. This peer-mentoring program provides participants with the tools to



overcome the barriers of poverty. After 12 weeks, students graduate and are matched with peer mentors for job training in different business and trade fields.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead poisoning is the most significant and prevalent disease of environmental origin among children living in the United States. Despite considerable knowledge and increased screening and intervention efforts, lead exposures remain prevalent. Environmental lead is a toxic substance that affects the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. High levels of lead can cause many health problems by damaging the brain, nervous system, and kidneys. Lead poisoning can cause decreased intelligence, behavioral and speech problems, anemia, decreased muscle and bone growth, poor muscle coordination, and hearing damage.

Increased lead exposure and increased body burden of lead remain a significant problem for children in the United States. Lead is an environmental toxicant that may cause adverse health effects to the nervous, hematopoietic, endocrine, renal, and reproductive systems. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults. Many children exposed to lead do not exhibit any signs that they have the disease. Any signs or symptoms the child may have could be mistaken for other illnesses, and the child goes undiagnosed. The developing nervous system of children is particularly more susceptible to the effects of lead. The underdeveloped blood-brain barrier in young children increases the risk of lead entering the developing nervous system resulting in neurobehavioral disorders. Blood lead levels (BLLs), at any detectable level, have been shown to cause behavioral and developmental disorders. Therefore, no safe blood lead level in children has been identified. It is increasingly important for continued childhood lead poisoning prevention education and awareness.

Lead-contaminated water, soil, and paint have been recognized as potential sources of children's lead exposure. Dust from deteriorating lead-based paint is considered to be the largest contributor to the lead problem. Until the 1950s, many homes were covered inside and out with leaded paints. Lead began to fall from favor in the 1950s but was still commonly used until it was banned from use in homes after 1977. Because of the long-term use of lead-based paints, many homes in the United States contain surfaces with paint, which is now peeling, chalking, flaking, or wearing away. The dust or paint chips contain high levels of lead that easily find ways into the mouths of young children. A particular problem has emerged due to a large number of homes with lead-based paints, which are now undergoing renovations. Often the dust created by this work has high lead levels, which are readily absorbed by the children's developing bodies.

Another environmental source of lead in Utah is household dust and soil containing particles of lead from mining waste. Communities built near or on mining and smelting waste piles, where children may play, is a significant source of lead exposure in children.

## **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Utah Department of Health Environmental Epidemiology Program (EEP) collaborates with clinical laboratories to report all blood lead tests conducted on Utah residents daily, weekly, or monthly. If a child is identified with an elevated blood lead level (EBLL), the laboratory notifies either the EEP or local health department (LHD) to ensure timely reporting of the EBLL child. The EEP shares the data with all local health departments. The LHD assists the EEP by providing case management of children identified with an EBLL. Surveillance data is kept in the Utah Blood Lead Registry (UBLR), housed in the EEP. The data analysis helps determine trends, the prevalence of EBLL children, screening rates among specific high-risk populations, and areas identified as high risk, such as older housing and mining communities. The EEP program relies extensively on the LHDs to assist parents/guardians of children who need educational, medical, and environmental assessments. The LHD also serves as a repository of information collected from each EBLL child and provides assistance upon request.

Lead poisoning prevention educational materials are distributed from the EEP, LHDs, Baby Your Baby Program, Wee Care Program, Utah Department of Air Quality/Lead-Based Paint Program, Migrant Head Start Program, and some physicians.

Utah Administrative Code R386-703 (Injury Reporting Rule) establishes an injury surveillance and reporting system for major injuries occurring in Utah. Lead poisoning was added to the list of reportable injuries in 1990. Initially, under that rule, lead poisoning injuries were defined to include lead poisoning of all persons with whole blood lead concentrations  $\geq 30$  mcg/dL. In December 1991, the reportable level was lowered to  $\geq 15$  mcg/dL, and on January 1, 1997, the reportable level was lowered to  $\geq 10$  mcg/dL. The EEP receives reports of blood lead test results, including case name, age or birth date, sex, test date, blood lead level, and name of physician or agency.

The UBLR was established in 1990 by the Bureau of Epidemiology. In 1992, the Bureau received funding from the National Institute of Occupational Safety and Health (NIOSH) to expand the adult surveillance of blood lead poisoning and to analyze the epidemiology of adult lead poisoning in Utah. That funding created the ABLES (Adult Blood Lead Epidemiology and Surveillance) project. In 1996 the Bureau received CDC funding to again expand the UBLR and to establish and develop the inclusion of children being tested for blood lead. The UBLR consists of a relational database with laboratory reports of blood lead test results. Prior to 1996, only blood lead test results reported by laboratories for adults with elevated levels were entered into the database. Since 1996, all blood lead test results reported by laboratories are entered into the database. The database is maintained by the EEP, and entries are categorized for children and adults.

## How are the actions listed above integrated into housing policies and procedures?

### Housing Rehabilitation Lead-based Paint

Davis County's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation. Davis County Housing Authority administers the lead-based paint process for CDBG housing rehabilitation. The process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

The County has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the County requires lead-based paint policies and procedures with any partners who may administer these programs on the County's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

<b>2017</b>	<b>99</b>
2016	50
2015	26
2014	19
2013	14

**Table 55 - Children 5 years of age and under with confirmed LBP in Davis County, Utah**

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The needs, goals, and projects outlined in the Consolidated Plan all work together to help reduce poverty. While poverty is a function of factors (many of which are) beyond the control of county policies, providing citizens of Davis County with affordable, quality housing in economically diverse neighborhoods can foster economic mobility and at least soften the impact of poverty

Davis County's antipoverty strategy involves supporting local nonprofit organizations that provide counseling, teach life skills, and offer other assistance to those residents living in poverty. For PY21, the County will work with the Housing Authority in its anti-poverty strategy to fund an emergency repair program and offer rental assistance programs.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The 2021-2025 Consolidated Plan has goals designed to help address and reduce poverty in Davis County.

#### **Goal 1: Housing**

The County will help to ensure that low- to moderate-income residents will have safe and livable housing. **Housing rehabilitation** projects and emergency home repair ensure that residents most at risk of having deferred home maintenance and unsafe living environments can remain in their homes. Additionally, **homeownership assistance** programs help low- to moderate-income residents transition into more stable homeownership.

#### **Goal 2: Public Services**

The County will work to utilize CDBG funds for public service. Projects will help low- to moderate-income residents with the impacts of domestic violence, creating financial literacy, and provide health services. These projects may vary over the course of the consolidated plan. Still, the focus will remain on ensuring that low- and moderate-income residents have the support they need to ensure their safety, access to affordable housing, and increased access to economic improvements.

#### **Goal 3: Public Facilities**

The County will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access neighborhoods, public transportation, and outdoor recreation. The build out of the public infrastructure helps low- and moderate-income neighborhoods. The county will also help

expand emergency services and add fire and EMT resources by helping to build fire stations in LMI neighborhoods.

**Davis County remains focused on reducing poverty.** Many programs that help improve the lives of residents are funded and supported outside the CDBG program.

- Davis County Commission chairs the **Davis County Human Services Cabinet**. The Cabinet includes the human service agencies in the county. The Cabinet works to ensure that resources are used strategically and that area providers work in concert. The Cabinet has successfully developed a culture of open communication that results in challenges being quickly defined and addressed.
- **Community Reinvestment Areas (CRA)** help to fund the building of new affordable housing.
- **Social Services Block Grant (SSBG)** is a US Health and Human Services grant program. The County receives an allocation from the State of Utah. The funding provides flexible federal assistance for social services such as prevention of abuse, neglect, rehabilitation, and self-reliance.
- **ESG State of Utah, Homeless Network**
- **Emergency Rental Assistance (ERA)** is administered by the Utah Department of Workforce Services (DWS). Open Doors is working with DWS to distribute \$11.7m in funds to help with rental support for low- and moderate-income residents who are behind on rental payments.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Davis County works closely with HUD to ensure that all statutory requirements are being met and that information being reported in the county's CAPER is accurate and complete. Additionally, the county will participate in online and onsite HUD training regularly.

The goal of monitoring is to encourage the completion of projects within the contract period while ensuring that project objectives are met. Monitoring is an ongoing, two-way communication process between the county and recipients. Successful monitoring involves frequent telephone contacts, written communications, analysis of reports and audits, and periodic meetings.

Monitoring is the principal means by which the county:

- Ensures that HUD-funded programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations
- Assists subrecipients in improving their performance, developing or increasing capacity, and augmenting their management and technical skills
- Stays abreast of the efficacy and technical areas of HUD CDBG and CDBG-CV programs
- Documents the effectiveness of programs administered by the subrecipients

The county performs a risk assessment of subrecipients to identify which subrecipients require comprehensive monitoring.

High-risk subrecipients include those that are:

- New to the CDBG program
- Experience turnover in key staff positions or change in goals or directions
- Encountering complaints and/or bad press
- Previous compliance or performance problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings
- Carrying out high-risk activities (economic development, job creation, etc.)
- Undertaking multiple CDBG-funded activities for the first time

The county and CDBG subrecipients are held accountable to program goals through a range of monitoring and timeliness activities.

**Monitoring Visits:** The county conducts an annual visit or desk monitoring of all subrecipients. On-site visits may include an on-site interview, inspection of financial and client records relating to the CDBG funding provided, evaluation of the subrecipients performance, analysis of the strengths and weaknesses of the program, assurance that activities comply with the Action Plan, and a report by the subrecipients of any needs, such as technical assistance or areas for program enhancement.

**Evaluating Performance:** Performance is measured against the goals identified in the initial CDBG subrecipient agreement. During the annual monitoring visit, the subrecipient has an opportunity to explain how goals and objectives for the year were achieved or why their goals were not reached. A follow-up letter to each subrecipient concludes the annual monitoring visit process. The letter summarizes the findings of the visit, and a copy is kept on file for reference.

**Financial Management:** Monitoring activities are also conducted each time a subrecipient makes a reimbursement request. County staff verifies that the subrecipient has started their program and is making progress toward their goals before approving a reimbursement request. Subrecipients also must submit the appropriate documentation to be reimbursed.

**Data Management:** The county updates program and financial information in the Integrated Disbursement and Information System (IDIS) every month to meet HUD's Timeliness requirements. The county obtains program information from the quarterly reports received from the CDBG subrecipients.



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Davis County prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities. When the annual action plan was drafted and made available for public review and comment, Davis County had not yet received notice of its 2024-2025 program year annual allocation. Davis County has since received notice that the allocation will be \$893,189. Since the actual allocation did not differ significantly from the estimated allocation, all activities/projects will be funded at the amounts that were included in the draft annual action plan that was made available for public review and comment.

#### 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	893,189.00	0.00	272,956.58	1,166,145.58	3,572,756.00	Davis County anticipates an annual allocation of 893,189.00. Additionally, the County will utilize \$272,956.58 in prior year funds to accomplish its community development goals.

Table 56 - 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**

While matching funds are not required in order to receive CDBG funding, the County encourages through its selection process that agencies and municipalities leverage additional resources. All projects that will be funded in the 2024-2025 program year have matching funds from either private, state or local sources.

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

Davis County is currently working with each of its cities to identify land and/or buildings that are publically owned in order to respond to state legislation requiring Counties of a certain class to have a winter overflow homeless shelter from October 15th to April 30th. The Davis County Winter Overflow Task Force, created as part of this legislation, has prioritized a permanent solution for homelessness through the development of a year round community resource center and permanent supportive housing to address homelessness long term in Davis County.

**Discussion**

The county expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvements	2021	2025	Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment	CDBG: \$385,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3375 Persons Assisted
2	Housing	2021	2025	Affordable Housing	Countywide Service Area	Provide Decent Housing	CDBG: \$465,000.00	Homeowner Housing Rehabilitated: 16 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
3	Public Services	2021	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Expand Opportunities for LMI Persons	CDBG: \$132,758.00	Public service activities other than Low/Moderate Income Housing Benefit: 435 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2021	2025	Administration	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons Provide Decent Housing	CDBG: \$175,000.00	Other: 1 Other

Table 57 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>  <b>Goal Description</b>	<p>Public Facilities and Improvements</p> <p>Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure and public buildings are essential to an improved quality of life. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Davis County's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Waterline Replacement Project</li> <li>• ADA Improvements to Public Facilities</li> <li>• Senior Center Building Improvement</li> </ul> <p>Davis County will be funding a waterline project in North Salt Lake that is expected to serve approximately 45 individuals, An ADA improvement project with the Fruit Heights City building that will benefit approximately 2,000 residents, and an ADA improvement project at the South Davis Senior Center that is expected to benefit 1,325 seniors who utilize the building on an annual basis.</p>
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2	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	<p>Davis County is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of becoming homeless, and promotes housing sustainability. Davis County's projects to improve housing sustainability include:</p> <ul style="list-style-type: none"> <li>• Homeownership Assistance</li> <li>• Home Repair and Rehabilitation</li> <li>• Foundation Stabilization (Home Rehab)</li> </ul> <p>Davis County will put \$200,000 into its homeownership assistance program which will assist approximately 4 low-moderate income individuals/families purchase a home in Davis County. Additionally, Davis County is providing \$150,000 to Habitat for humanity to launch a new home rehabilitation program that is expected to help 15 low-moderate income households make needed home repairs. Lastly, the County will provide Woods Cross City with \$115,000 to conduct another foundation stabilization project for a home occupied by a low-moderate income household.</p>

<b>3</b>	<p><b>Goal Name</b></p> <p><b>Goal Description</b></p>	<p>Public Services</p> <p>Public services can strengthen communities by addressing the needs of specific populations and by supporting economic development. Public services are an integral part of a comprehensive community development strategy. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. Davis County may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness.</p> <p>Davis County projects include:</p> <ul style="list-style-type: none"> <li>• Domestic Violence Support</li> <li>• Employment Training and Job Coaching for Person with Disabilities</li> <li>• Landlord/Tenant Mediation</li> </ul> <p>Davis County is funding a landlord/tenant mediator project with Open Doors that is expected to help 105 households facing eviction maintain stable housing. Additionally, Davis County is providing funding to PARC to provide employment training and job coaching to individuals with severe disabilities so that they may maintain stable employment and become self-sufficient. Lastly, Davis County will provide funding to Safe Harbor to provide services for survivors of domestic violence.</p>
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4	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p>Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Davis County may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General management, oversight, and coordination</li> <li>• Providing local officials and citizens with information about the CDBG program</li> <li>• Preparing budgets and schedules</li> <li>• Preparing reports and other HUD-required documents</li> <li>• Program planning</li> <li>• Public Information</li> <li>• Monitoring program activities</li> <li>• Fair Housing activities</li> <li>• Indirect costs</li> <li>• Submission of applications for Federal programs</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	Project Name
1	Home Rehabilitation Program
2	Soil Subsidence Home Repair
3	Senior Center ADA Improvements
4	<del>Public Facility ADA Improvements</del>
5	Waterline Replacement
6	DV Residential Advocacy Team
7	Community Integrated Employment
8	Landlord Tenant Mediator
9	Homeownership Assistance Program
10	CDBG Grant Administration

Table 58 – Project Information

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

The funding allocations are based upon community feedback, interviews with stakeholders, and the past performance of subrecipients. Davis County is making housing, especially affordable, quality housing, a major priority. Davis County has a serious lack of supply of affordable housing and rising home prices coupled with continued inflation make homeownership extremely difficult for low-moderate income individuals and families. The County also continues to invest in priority infrastructure and public facilities projects due to an aging infrastructure in several communities and a lack of ADA compliance in many public facilities.

Substantial Amendment #1: On February 7, 2025, Davis County received notice from Fruit Heights City that they were no longer able to move forward with their project to conduct ADA improvements on their city building. Therefore, the County is cancelling this project and reallocating the unused funds to the 2025-2026 program year.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Home Rehabilitation Program
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Provide Decent Housing
	<b>Funding</b>	CDBG: \$150,000.00
	<b>Description</b>	Salt Lake Valley Habitat for Humanity (Habitat) Critical Home Repair Program (CHiRP) will assist Davis County low to moderate-income homeowners by financing and managing the retrofit of homes to make them healthy and safe.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 15 low/moderate income households will be assisted through this new Home Rehab program during the program year. Of those, it is expected that eight households will be elderly individuals, two will be for those with disabilities, and five will be for those households with a household member who has asthma or other respiratory conditions.
	<b>Location Description</b>	Assisted households will be anywhere in the entitlement community (excluding Layton and Clearfield). Assisted households will submit applications to Habitat for Humanity for assistance and Habitat will make determinations about qualifications and oversee the home rehab activities.
<b>Planned Activities</b>	Emergency home repairs to qualified low-moderate income households on a first-come, first serve basis. This could include roof repair, energy efficiency upgrades, respiratory projects to improve air quality in a home and other home repairs.	
2	<b>Project Name</b>	Soil Subsidence Home Repair
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Provide Decent Housing
	<b>Funding</b>	CDBG: \$115,000.00
	<b>Description</b>	Foundation stabilization on one or more home foundations of individuals or families qualifying as LMI in the Farm Meadows Community Reinvestment Area (CRA) within the city of Woods Cross, in Davis County, Utah.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One low-moderate income household whose home has been damaged from soil subsidence in the Farm Meadows Subdivision in Woods Cross City will be assisted.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Helical push piers will be installed on the footings of a home that has been damaged from soil subsidence occurring in the Farm Meadows subdivision in Woods Cross. The push piers will lift and stabilize the home so that no further damage occurs and the home is safe to occupy.
<b>3</b>	<b>Project Name</b>	Senior Center ADA Improvements
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$60,000.00
	<b>Description</b>	The overall goal of this project is to improve accessibility at the South Davis Senior Activity Center in Bountiful. This project includes: remodeling the restrooms (male and female) to meet current ADA requirements. The scope of this project may include reducing the number of stalls in order to provide adequate space in the remaining stalls to allow for wheelchairs, walkers, and other assistance items to increase accessibility and safety of our patrons/participants while using the restrooms. The project may also include reducing height or spacing of fixtures for better access.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Davis County Health Department estimated that 1,325 unique individuals utilized the South Davis Senior Activity Center in 2023. It is estimated that 1300-1400 elderly individuals will benefit from the upgrades and remodel of the South Davis Senior Center.
	<b>Location Description</b>	South Davis Senior Activity Center - 726 South 100 East, Bountiful Utah
	<b>Planned Activities</b>	The South Davis Senior Activity Center bathrooms will be remodeled to make them ADA compliant.
<b>4</b>	<b>Project Name</b>	Public Facility ADA Improvements
	<b>Target Area</b>	Countywide Service Area

	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$126,000.00
	<b>Description</b>	Replace current access to the Fruit Heights City Building with updated ADA access including automatic door openers, ADA ramps, and ADA landings.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fruit Heights City estimates that the number of individuals that will be served by conducting ADA improvements to the City building is approximately a third of the City's population which would be approximately 2,000 individuals.
	<b>Location Description</b>	910 S. Mountain Road, Fruit Heights, UT 84037
	<b>Planned Activities</b>	Fruit Heights City will install ADA entry ramps, automatic doors and other ADA improvements.
5	<b>Project Name</b>	Waterline Replacement
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$199,000.00
	<b>Description</b>	Replace approximately 800 feet of 4" transite (asbestos) water main installed in the 1950's with an 8" C900 line that would meet fire code. Additionally, replace 400 feet of old galvanized steel service lines as well as old meter yokes with new meter setters and boxes and install three fire hydrants as per current fire code spacing requirements.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	South Davis Water estimates that 42 individuals or approximately 14 households in a qualified census tract will benefit from installation of the new waterline.
	<b>Location Description</b>	3000 S from 500 W to 575 W in North Salt City, UT

	<b>Planned Activities</b>	Replace almost 800 feet of 4" transite (asbestos) water main that was installed in the 1950's with an 8" C900 line that would meet fire code. Additionally, 400 feet of old galvanized steel service lines as well as old meter yokes will be replaced with new meter setters and boxes.
6	<b>Project Name</b>	DV Residential Advocacy Team
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	Two new Residential Support Advocate positions; one full-time (40 hours) and one part-time (20 hours), who will provide crisis intervention, emotional support, safety planning, operating the 24/7 crisis hotline, and maintain the safety of the facility.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Safe Harbor estimates they will serve approximately 70 survivors of domestic violence per quarter or 280 individuals during the project period.
	<b>Location Description</b>	Domestic Violence Shelter
<b>Planned Activities</b>	Funding will be used to cover staff costs for one full-time FTE and a part-time FTE to provide crisis intervention, emotional support, and safety planning for survivors of domestic violence.	
7	<b>Project Name</b>	Community Integrated Employment
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$67,758.00
	<b>Description</b>	This program will provide necessary employment services to Davis County residents with disabilities who are ineligible for other state services to assist them in gaining competitive employment or maintaining their current employment.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PARC estimates they will assist 50 severely disabled individuals with employment training and job coaching during the project period.
	<b>Location Description</b>	485 PARC Circle Clearfield, UT 84015
	<b>Planned Activities</b>	Staff costs to provide employment training and job coaching to persons with disabilities living in Davis County.
<b>8</b>	<b>Project Name</b>	Landlord Tenant Mediator
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	Expand the Landlord Tenant Mediator (LTM) program by providing increased hours and increased outreach efforts. Funding will be used specifically for salaries and program support and direct assistance to combat increased housing costs. The program is designed to prevent an individual or family from moving into an emergency shelter or living in a place not meant for human habitation.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Open Doors anticipates serving 105 low-moderate income individuals/households with their landlord/tenant mediator activity. Open Doors will assist individuals who have been provided with an eviction notice secure stable housing and/or negotiate an agreement for individuals/households to remain in their current living situation.
	<b>Location Description</b>	1360 East 1450 South Clearfield, UT 84015
	<b>Planned Activities</b>	Provide mediation between tenants who have been served an eviction notice and landlords to that individuals can remain in their home, have reduced rent/fees, or to simplify the transition to stable housing.
<b>9</b>	<b>Project Name</b>	Homeownership Assistance Program
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Provide Decent Housing
	<b>Funding</b>	CDBG: \$200,000.00



	<b>Description</b>	Davis County will provide loans up to \$50,000 to low-moderate income individuals/families to purchase a home in Davis County.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Davis County will provide loans to approximately 4-6 low-moderate income individuals/families to purchase a home in Davis County.
	<b>Location Description</b>	61 S. Main Street, Farmington, UT 84025
	<b>Planned Activities</b>	Davis County will provide loans up to \$50,000 to low-moderate income individuals to purchase a home in Davis County. These loaned funds have a 1% annual interest rate and are paid back to the County when the home is sold or refinanced for an ineligible reason.
<b>10</b>	<b>Project Name</b>	CDBG Grant Administration
	<b>Target Area</b>	Countywide Service Area
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$175,000.00
	<b>Description</b>	Administration costs related to managing and coordinating the County's CDBG program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All residents in Davis County benefit from the CDBG program's focus on the priority needs: <ul style="list-style-type: none"> <li>• Provide decent housing,</li> <li>• Create a suitable living environment,</li> <li>• Expand opportunities for persons who are LMI</li> </ul>
	<b>Location Description</b>	61 S. Main Street, Farmington, UT 84025

<p><b>Planned Activities</b></p>	<p>Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to utilizing CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Davis County may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General management, oversight and coordination</li> <li>• Providing local officials and citizens with information about the CDBG program</li> <li>• Preparing budgets and schedules</li> <li>• Preparing reports and other HUD-required documents</li> <li>• Program planning</li> <li>• Public Information</li> <li>• Monitoring program activities</li> <li>• Fair Housing activities</li> <li>• Indirect costs</li> <li>• Submission of applications for Federal programs</li> </ul>
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## AP-50 Geographic Distribution – 91.220(f)

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

The projects in the 2024 program year do not have an emphasis on any one geographic area of the County. Funds are generally dispersed out geographically to have the greatest impact. The County does not have a singular concentration of low- to moderate-income residents.

While some projects are focused on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

### Geographic Distribution

Target Area	Percentage of Funds
Countywide Service Area	100

Table 59 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The County did not identify a geographic target area as a basis for funding allocation priorities. Goals and Projects are not limited to a specific area within the County. The County's CDBG funding will be spent throughout the unincorporated portions of the County and the in the communities of:

- Bountiful
- Centerville
- Clinton
- Farmington
- Fruit Heights
- Kaysville
- North Salt Lake
- South Weber
- Sunset
- Syracuse
- West Bountiful
- West Point
- Woods Cross

### Discussion

The cities of Clearfield and Layton are entitlement jurisdictions within the County. Therefore, projects are not generally undertaken in these communities with Davis County CDBG funding except under

limited circumstances when the activity serves the entire population of Davis County.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Davis County expects the following outcome over the course of the 2024 Annual Action Plan.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	4
Total	20

**Table 61 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

Davis County anticipates help approximately 16 individuals/families with its new home rehabilitation program and approximately 4 families with direct financial assistance through the County's Homeownership Assistance program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

The County does not have any specific program that solely target providing services to residents of public housing. Davis Community Housing Authority (DCHA) is the County's lone provider of public housing and housing choice vouchers and the County regularly communicates the need for expanded public housing and housing choice vouchers. Davis County's new homeownership assistance program is available to eligible public housing residents and low- to moderate-income (LMI) residents in the county. This program is a successful tool in helping LMI residents' transition to homeownership.

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

Davis County actively markets and promotes its homeownership assistance program to residents of public housing as well as all residents of Davis County. The homeownership assistance program provides a considerable amount of assistance in order to help those most in need purchase a home.

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

Davis County Housing Authority is not designated as troubled.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The County is the convener of the Local Homeless Council (LHC) and works with all the parties to encourage collaboration and coordination to manage the homeless issues in the County.

### **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**

Although not funded with CDBG, Davis County is providing Social Services Block Grant funding to Open Doors to conduct Street Outreach throughout Davis County. Open Doors Street Outreach program actively seeks out homeless individuals and assess their needs. When funding is available, Open Doors will place homeless individuals into hotel/motels or enroll individuals into their Rapid Rehousing program in order to find them a more permanent housing situation.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

HB499 passed in the 2023 Utah legislative session requires counties of a certain class to convene a winter overflow taskforce to develop a plan for housing unsheltered individuals during the winter period of October 15 to April 30, and also increase capacity during a "Code Blue" which happens when the temperature drops below 18 degrees. Davis County Council of Government appointed 7 mayors and 1 county commissioner to serve as the voting members of the taskforce. Davis County Community and Economic Development is providing administrative support to the taskforce.

Since the legislation passed, the taskforce has been meeting regularly to discuss the best strategies for responding to the legislation. The taskforce believe that a temporary shelter during the winter months is ineffective and unlikely to help homeless individuals stabilize and, therefore, has been working toward a comprehensive, permanent solution for homelessness in Davis County.

Additionally, Davis County provides Social Services Block Grant funding to Lantern House in Ogden (Weber County) to provide emergency shelter to Davis County residents since Davis County does not currently have an emergency shelter. This continues to be a stop gap until the Davis County Winter Overflow Taskforce is able to identify a permanent long-term solution.

Lastly, Davis County is providing CDBG funding to the County's only domestic violence shelter (Safe Harbor) to provide transitional housing and other services to survivors of Domestic Violence.

#### **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

The Davis County Winter Overflow Taskforce has prioritized permanent supportive housing as part of their solution for addressing homelessness throughout Davis County. Permanent supportive housing would provide long term housing for chronically homeless individuals and families, families with children, and veterans and their families along with supportive services to help these individuals stabilize and exit to a permanent housing situation.

Davis County also continues to work with Davis Behavioral Health to help them develop additional permanent supportive housing for individuals with behavioral and mental health issues. In the last legislative session, Davis Behavioral Health secured an \$8.2 million dollar appropriation to construct a new 60-bed permanent supportive housing facility in Layton, UT. This will add additional inventory of permanent supportive housing in the County to help chronically homeless individuals and their families.

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

The following programs, at least in part, address homelessness prevention. The County is providing CDBG or SSBG funding to most of the below described programs:

- **Safe Harbor:** This organization provides emergency shelter and transitional housing services to those survivors of domestic violence who are homeless or at risk of becoming homeless
- **Davis Behavioral Health:** Permanent supportive housing for persons with behavioral and mental health issues.
- **Open Doors:** Provides a variety of services for individuals at-risk of becoming homeless include rapid rehousing and transitional housing. Open Doors also launched a new landlord/tenant mediator program last year that helps individuals facing eviction remain in their current housing situation or find new permanent housing.
- **Lantern House,** in nearby Weber County, has clients from Davis County who receive services. Lantern House is the largest homeless shelter in northern Utah. Lantern House provides food, shelter, and critical services to the homeless community.
- **Davis Community Housing Authority** administers the Section 8 Housing Voucher programs and operates a number of public housing facilities that assist homeless families with children.

Davis County also hosts a Human Services Cabinet with directors of support agencies to address homelessness within the County. A Davis County commissioner chairs the cabinet. Local stakeholders meet monthly to discuss the causes and remedies to homelessness. Input gathered during these

meetings is utilized for the CDBG program.

**Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Davis County has the third highest median home price in the state of Utah and has a severe shortage of affordable housing. Like many place across the Country, home prices have risen rapidly since the start of the COVID-19 pandemic. Rapid increases in housing prices along with increasing interest rates, stubbornly high inflation and high rents have made it nearly impossible for low-moderate income individuals and families to purchase a home or afford rent.

Davis County has made affordable housing a top priority. The County is investing CDBG funds for affordable housing programs and projects and is also looking into additional funding streams and partnerships to encourage and incentivize new affordable housing development.

### **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 County supports mixed-use and mixed-income housing development to provide decent, safe, and affordable housing for all County residents. As stated above, the extremely high cost of housing in Davis County has created a barrier to developing new affordable housing units.

By providing funds for a homeownership assistance program, the County supports the goal to make homeownership a reality for low-moderate income individuals/families including immigrants, minorities, and women. CDBG funds provided by the County for a new home rehabilitation program will help with emergency home repair to qualified, low-moderate income residents so they can continue to maintain their homes as safe and decent housing.

Lastly, Davis County is working with our cities to encourage set asides from tax increment financed project areas to be used to incentive affordable housing developments. These funds, coupled with funds from creating a Davis County HOME Consortium in the 2025 program year, will create a more sustainable funding stream for affordable housing development.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Davis County has identified CDBG priority needs as the following:

- **Public facility and infrastructure improvements**, particularly for senior centers, projects to remove barriers that restrict the mobility of persons with disabilities, and waterline/sewer line projects in qualified census tracts.
- **Affordable Housing** including direct financial assistance through the County's homeownership assistance program, home rehabilitation program and incentives for new affordable housing development
- **Public Services** which will serve seniors, persons with disabilities, legal needs, child care, health, fair housing, housing counseling, food pantries, after school programs, substance abuse services, and so on

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

Davis County plans to undertake the following activities in order to carry out the strategies outlined in this plan:

- Continue to chair and facilitate the Local Homeless Council (LHC)
- Continue to coordinate the Davis County Human Services Cabinet and Directors Committee
- Participate in the funding decisions for state managed continuum of care grants to Davis County service providers
- Request state funding to address homelessness in Davis County
- Prioritize and incentive home ownership and affordable housing development
- Continue investing in the improvement and rehabilitation of older housing stock
- Invest in projects that improve an aging infrastructure and projects that remove barriers that restrict the mobility of persons with disabilities
- Work with service providers from around the County and region in order to facilitate strategies that meet the needs of the underserved

### **Actions planned to foster and maintain affordable housing**

Davis County will continue to invest CDBG funding into its Homeownership Assistance program and provide loans of up to \$50,000 to low-moderate income individuals and families to purchase a home. When those loaned funds are repaid, the County will re-loan the money out to help additional families.

Additionally, Davis County will provide funding to Habitat for Humanity for a Home Rehabilitation program. If the program goes well, the County will likely continue to invest additional funding in the

program and potentially expand the program depending on demand and performance.

Lastly, Davis County is in the process of creating a HOME consortium beginning in the 2025 program year. The county intends to leverage this funding with other sources (e.g. tax increment financing set asides) to encourage new affordable housing development and preserve existing affordable housing.

### **Actions planned to reduce lead-based paint hazards**

The Davis County Health Department has trained and certified inspectors who test residents' homes and have brochures and information for residents who think they may have a home with lead-based paint. These agencies handle information calls and explain the process of removing lead-based paint safely; they also coordinate with state programs on how to help educate residents on the dangers of lead-based paint.

Davis County's CDBG projects, which require lead-based paint inspections and remediation when appropriate, are generally limited to housing rehabilitation and the Homeownership Assistance program. Davis County administers the lead-based paint process for CDBG its homeownership assistance program and will rely on Habitat for Humanity to administer lead based paint inspection and remediation for its home rehabilitation program. The process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

The County has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the County requires lead-based paint policies and procedures with any partners who may administer these programs on the County's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

### **Actions planned to reduce the number of poverty-level families**

Davis County's antipoverty strategy involves supporting local nonprofit organizations that provide a variety of services (e.g. food insecurity, job training, counseling, mental & behavioral health treatment, etc) to assist individuals and families exit poverty. The County is also investing heavily to help low-moderate income families purchase or repair a home because one of the best strategies for exiting poverty and building long-term wealth is through home ownership.

### **Actions planned to develop institutional structure**

The Davis County Community & Economic Development Department will continue to develop additional structure and processes to ensure timely filing of the Annual Action Plan, CAPER, and other required reports/documents with HUD. County staff involved with CDBG will attend regular training provided by

HUD and others throughout the year, including the HUD Region VIII CPD All-Grantee Conference and the National Community Development Association conference held annually.

County staff will also continue to provide training and technical assistance to subrecipients maintain compliance with Federal rules and regulations and also collect the required information that needs to be reported to HUD. The county grant administrator has developed policies and processes for annual monitoring of its subrecipients to ensure the County has a process in place for continued program improvement.

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

Davis County hosts the Davis Local Homeless Council that coordinates homeless services under the Balance of State Continuum of Care system that allocates HUD homeless funds to local providers. The County coordinates the allocation of CDBG and SSBG funds to area nonprofits to increase the coordination and effectiveness of services for homeless-related services. A review committee reviews applications for both CDBG and SSBG programs and coordinates funds allocated to area nonprofit agencies. The County has a small cadre of nonprofit service providers, so coordination occurs at the county grant allocation level and in formal and informal networks among the providers.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

Davis County does not have any projects that utilize the national objective of urgent need or slum blight. The County estimates that 100% of CDBG funds will be used to benefit persons of low- and moderate income.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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
<small>&lt;TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]&gt;</small>	
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.	100.00%

1. 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)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>



## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> US Census Bureau 2010-2015 Census Davis County
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> US Census Bureau
	<b>What was the purpose for developing this data set?</b> US Census Bureau
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> US Census Bureau
	<b>Briefly describe the methodology for the data collection.</b> US Census Bureau
	<b>Describe the total population from which the sample was taken.</b> US Census Bureau
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> US Census Bureau
	<b>2</b>
	<b>Data Source Name</b> 2009-2013 CHAS
<b>List the name of the organization or individual who originated the data set.</b> Comprehensive Housing Affordability Strategy	
<b>Provide a brief summary of the data set.</b> Comprehensive Housing Affordability Strategy	
<b>What was the purpose for developing this data set?</b> Comprehensive Housing Affordability Strategy	
<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> Comprehensive Housing Affordability Strategy	
<b>Briefly describe the methodology for the data collection.</b> Comprehensive Housing Affordability Strategy	

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Comprehensive Housing Affordability Strategy</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Comprehensive Housing Affordability Strategy</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>CPD MAPS Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>CPD MAPS Report</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>CPD MAPS Report</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>CPD MAPS Report</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>CPD MAPS Report</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>CPD MAPS Report</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>CPD MAPS Report</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>US CENSUS V2019 - POPULATION</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau, Quick Facts</p> <p>Data was from the US Census V2019 data set.</p> <p><a href="https://www.census.gov/quickfacts/fact/table/US/PST045219">https://www.census.gov/quickfacts/fact/table/US/PST045219</a></p>

<p><b>Provide a brief summary of the data set.</b></p> <p>A dataset is a file for public use to download for analysis in spreadsheet, statistical, or geographic information systems software. Subnational data files include Federal Information Processing System (FIPS) codes, which uniquely identify geographic areas.</p> <p>The population and housing unit estimates are released on a flow basis throughout each year. Each new series of data (called vintages) incorporates the latest administrative record data, geographic boundaries, and methodology. Therefore, the entire time series of estimates beginning with the most recent decennial census is revised annually, and estimates from different vintages of data may not be consistent across geography and characteristics detail. When multiple vintages of data are available, the most recent vintage is the preferred data.</p> <p>The vintage year (e.g., V2019) refers to the final year of the time series. The reference date for all estimates is July 1, unless otherwise specified.</p> <p>Population and housing unit estimates datasets may also be accessed via the Census Bureau application programming interface (API).</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>The data sets prepopulated in the Consolidated Plan showed that the population of Davis County had decreased by over 20% in the last decade. This updated data from the US Census shows a population increase.</p>
<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>V2019 is comprehensive and the most recent population estimate available from US Census.</p>
<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>V2019</p>
<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>