

DAVIS COUNTY CONSOLIDATED PLAN



Davis
C O U N T Y

PROGRAM YEARS

2021-2025



EXECUTIVE SUMMARY	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
THE PROCESS	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	9
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	28
NEEDS ASSESSMENT	30
NA-05 Overview	30
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	31
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	42
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	46
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	50
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	52
NA-35 Public Housing – 91.205(b)	53
NA-40 Homeless Needs Assessment – 91.205(c)	59
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	66
NA-50 Non-Housing Community Development Needs – 91.215 (f)	69
HOUSING MARKET ANALYSIS	70
MA-05 Overview	70
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	72
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	76
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	82
MA-25 Public and Assisted Housing – 91.210(b)	87
MA-30 Homeless Facilities and Services – 91.210(c)	90
Consolidated Plan	1

MA-35 Special Needs Facilities and Services – 91.210(d)	93
MA-40 Barriers to Affordable Housing – 91.210(e)	95
MA-45 Non-Housing Community Development Assets – 91.215 (f)	96
MA-50 Needs and Market Analysis Discussion	112
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	113
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	116
STRATEGIC PLAN	119
SP-05 Overview	119
SP-10 Geographic Priorities – 91.215 (a)(1)	120
SP-25 Priority Needs - 91.215(a)(2)	123
SP-30 Influence of Market Conditions – 91.215 (b)	128
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	144
SP-55 Barriers to affordable housing – 91.215(h)	146
SP-60 Homelessness Strategy – 91.215(d)	148
SP-65 Lead based paint Hazards – 91.215(i)	152
SP-70 Anti-Poverty Strategy – 91.215(j)	155
SP-80 Monitoring – 91.230	157
EXPECTED RESOURCES	159
AP-15 Expected Resources – 91.220(c)(1,2)	159
ANNUAL GOALS AND OBJECTIVES	161
Projects	166
AP-35 Projects – 91.220(d)	166
AP-38 Project Summary	167

AP-50 Geographic Distribution – 91.220(f)	177
AFFORDABLE HOUSING	179
AP-55 Affordable Housing – 91.220(g)	179
AP-60 Public Housing – 91.220(h)	180
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	182
AP-75 Barriers to affordable housing – 91.220(j)	185
AP-85 Other Actions – 91.220(k)	186
PROGRAM SPECIFIC REQUIREMENTS	187

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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 2021 – 2025. 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 (2021) 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 2021

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 2021 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 2021-2025 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 2021-2025 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 evaluated each sub-recipient on their performance on previous years' projects and took this into consideration when reviewing applications for the Consolidated Plan. Subrecipients with several favorable factors were generally chosen during the review process.

Performance elements considered included the following criteria:

- Application qualifications,
- Matching funds,
- Timeliness of past quarterly reports,
- Completion of the online application and whether all information was provided to the County,
- Compliance with CDBG regulations, and
- Actual amount of services provided compared to the estimated/contracted amount that would benefit LMI population in the County.

If an organization had limited or no history with contracting the County for CDBG funding, Davis County takes this into consideration when choosing which projects to fund and how much funding to allocate. Davis County is always improving its CDBG program performance through self-evaluation and with consultants. The County has spent significant time aligning policies with HUD regulations, and providing support with subrecipient oversight and technical support.

Each year, the County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days after the start of each new program year.

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 Consolidated 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.publicnotice.utah.gov.

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 Consolidated Plan was held on December 1, 2020. A second hearing was held on March 30, 2021. And a final hearing, to adopt the Consolidated Plan and receive public comments was held on July 20, 2020.

The notice of the public hearing was published in the *Standard Examiner* and posted on the public notice website at least fourteen (14) days before the hearing. 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.

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.

Residents of public and assisted housing developments, predominantly moderate or low income neighborhoods, minorities, non-English speaking persons, and persons with disabilities are especially encouraged to participate in the formation of the Consolidated Plan. A public comment period was held from June 15, 2020 to July 20, 2020.

5. Summary of public comments

Davis County held a public comment period for the Consolidated Plan from June 15, 2021 - July 20, 2021. The County gathered input on the Consolidated Plan process utilizing an online survey and received 407 unique responses, holding three public hearings, and meeting with key stakeholders. All comments and responses from the were recorded.

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 the public hearing. Any and all comments received are considered in the final preparation of the Consolidated Plan.

7. Summary

The Consolidated Plan process used broad participation and outreach efforts in order to identify the County's future housing, community, and economic development needs.

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 are part of the efforts to improve the CDBG program and public participation in the process.

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

Consolidated Plan Public Contact Information

Davis County Community & Economic Development Department
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 Farmington, Utah 84025
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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)).

The County led a grassroots participation process to solicit public and stakeholder input to develop the Consolidated Plan goals, strategies, and priorities. Due to COVID-19 Pandemic, the County met virtually with as many stakeholders as possible. Due to the COVID-19 pandemic and the limits on public meetings, the county created a survey that gauged public needs for the Consolidated Plan. In addition, the County worked directly with service providers and other government agencies to gather data used in the technical analysis for the Consolidated 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 Committee (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 LCC 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 two CoC’s in the state- Mountainlands 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 County 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.

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Davis School District
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis School District serves children aged 5 through 18 years old residing in Davis County with education services. The district has a population of homeless families and youth and provides assistance through the Davis Education Foundation. Davis School District reports that in 2017-2018 a total of 1,282 students were homeless. In 2020 the District opened a youth facility in Clearfield High School for homeless youth. The District plans on opening another homeless youth center at Woods Cross High School in 2021.
2	Agency/Group/Organization	Davis County Sheriff's Office
	Agency/Group/Organization Type	Services - Victims Agency - Emergency Management Other government - County Regional organization Civic Leaders Major Employer

	<p>What section of the Plan was addressed by Consultation?</p>	<p>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</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Davis County Sheriff's Office (DSCO) is an active partner in the County with the Local Homeless Committee (LHC) and working with mental providers to reduce incarceration through innovative programs that offer individuals treatment versus incarceration. DSCO is a lead agency working with the LHC on the annual PIT count, coordinating with other LEO's to assist with programs that benefit the underserved and homeless. DSCO is also working with an external partner and the county to develop rapid rehousing in 2021-2022 for released inmates needing jobs, mentoring, and services in the County.</p>
<p>3</p>	<p>Agency/Group/Organization</p>	<p>Safe Harbor (Davis Citizens Coalition Against Violence)</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Safe Harbor is the domestic violence shelter in the County. The Shelter provides temporary housing for victims of domestic violence, counseling, and victim advocacy. The COVID-19 pandemic increased the need for domestic services in the County. Safe Harbor has used CDBG-CV funds to temporarily house victims in hotel/motel accommodations and increased victim support services. The Shelter is expanding services in 2021 with the development of a new facility in the County on the campus of the Layton hospital.</p>
4	<p>Agency/Group/Organization</p>	<p>Bountiful Community Food Pantry</p>
	<p>Agency/Group/Organization Type</p>	<p>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>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The mission of the Bountiful Community Food Pantry is to relieve hunger and increase the self-sufficiency of individuals in need living in Davis County, Utah. The BCFP has provided supplemental food to low-income families in south Davis County, Utah, for over 40 years. Bountiful Food Pantry sorts, organizes, stores, and distributes approximately 2,050,000 pounds of food, or roughly 1,700,000 meals, each year, without charge, to the low-income families living in Davis County. In FY20, their marketplace served 10,762 household visits.</p>

5	Agency/Group/Organization	Davis Education Foundation
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local Foundation Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Davis County Health Department
	Agency/Group/Organization Type	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 Other government - County
	What section of the Plan was addressed by Consultation?	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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Our mission is to promote and protect the health and well-being of Davis County residents and their environment.
7	Agency/Group/Organization	St. Anne's Center (Lantern House)
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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, St. Annes Center quickly grew to include overnight shelter services.
8	Agency/Group/Organization	Open Doors
	Agency/Group/Organization Type	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

	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Open Doors is the Community Action Program (CAP) for Davis County, providing services for low-moderate-income households, individuals who need support with housing assistance, food insecurity, and crisis childcare.
9	Agency/Group/Organization	Davis Behavioral Health
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 we 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	Agency/Group/Organization	Department of Veteran's Affairs
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Habitat for Humanity of Weber and Davis Counties
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Weber and Davis Counties (HFHWD) is a nonprofit organization that strives to help local low-income families have a place to call home.

12	Agency/Group/Organization	Dept. of Workforce Services Housing & Community Development
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We help communities improve their infrastructure, develop affordable housing, and fight hunger and homelessness.

13	Agency/Group/Organization	SALT LAKE COUNTY
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SLCO HCD provides support for regional HUD-supported programs for compliance and coordination between counties and cities in Utah.	

14	Agency/Group/Organization	WEBER COUNTY
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weber County is a partner in regional activities with Davis County in reducing homelessness, community development.

15	Agency/Group/Organization	LAYTON
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Layton City is an entitlement city in Davis County, comprised of 90,000 persons and located in the northern part of the County.

17	Agency/Group/Organization	CLEARFIELD
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Clearfield City is one of two entitlement cities in Davis County that receives CDBG funds. The City serves 30,000 residents in the northwestern portion of the County.
18	Agency/Group/Organization	Youth Futures
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Davis Applied Technology College
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis Technical College provides services to residents of Davis County seeking trade skills.

20	Agency/Group/Organization	Salt Lake City HAND (HOME Development Fund)
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salt Lake City HAND is the agency tasked with Community Development for the City. Its mission is to develop and enhance livable, healthy, and sustainable neighborhoods. They are responsible for building neighborhoods by maximizing city-owned property, providing funding, and creating housing.
21	Agency/Group/Organization	Disability Law Center
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Program at the Disability Law Center serves people from all protected classes (race, color, ethnicity, sex/gender, religion, disability, familial status), not just people with disabilities. Utah law also protects against discrimination based on the source of income, sexual orientation, and gender identity. This program serves Salt Lake City and all areas of Utah to ensure that an individual's housing rights are upheld and that micro or systematic discrimination is not present.
22	Agency/Group/Organization	Utah Antidiscrimination and Labor Division
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Utah Labor Commission Antidiscrimination and Labor Division (UALD) Fair Housing unit administers and enforces the Utah Fair Housing Act, Utah Code Ann. 57-21-101 et seq., which prohibits discrimination on the basis of race, color, sex, religion, national origin, disability, source of income, familial status, sexual orientation, or gender identity.
23	Agency/Group/Organization	Davis County Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 & Housing, Nutrition, HEAT, and Weatherization, address barriers to self-reliance to empower individuals, strengthen families, and build communities

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	State of Utah Dept. of Workforce Services- Office of Homeless Services	Emergency Solutions Grant (ESG)

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). All notices of public meetings relating to this process are published in the Standard Examiner, State Public Notice website, Davis County website, and on the Davis County Economic Development Website.

All public meetings are held in a location convenient to residents, particularly those who are potential or actual beneficiaries. Meetings are held at times to provide maximum flexibility for an array of citizen schedules. Attention is given to ensure meeting times increase the probability of maximum citizen participation.

Citizen participation played a vital role in the needs assessment, market analysis, and the construction of the goals and priorities featured in the Consolidated Plan. The County provided two surveys to residents to gather input on the Consolidated Plan process and had 407 responses.

All Public Hearings and Comment Periods are advertised in the local newspaper of general circulation. The County held a 30-day comment period from June 15, 2021 - July 20, 2021.

Davis County held three public hearings, had a widely distributed needs survey, and met with key stakeholders in the community.

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	Public Hearing	General Outreach	Public Hearing held on December 1, 2020	No comments were received.	Davis County records and considers all comments.	
2	Public Hearing	General Outreach	Public Hearing held on March 30, 2020	No comments were received.	Davis County records and considers all comments.	
3	Community Survey	General and Targeted Outreach	Survey Monkey asked question about the greatest needs in the County. There were 407 responses.	All comments and responses were recorded.	Davis County records and considers all comments.	
4	Public Comment Period	General Outreach	Public Comment Period from June 15, 2021 – July 20, 2021		Davis County records and considers all comments.	
5	Public Hearing	General Outreach	Public Hearing held on July, 20, 2021 during Davis County Commission meeting.		Davis County records and considers all comments.	

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.

DRAFT

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).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	306,479	222,065	-28%
Households	87,074	66,075	-24%
Median Income	\$65,892.00	\$71,112.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,590	4,803	11,235	8,335	37,105
Small Family Households	1,474	1,544	4,690	3,745	18,930
Large Family Households	519	1,015	2,354	2,598	8,830
Household contains at least one person 62-74 years of age	629	824	1,745	1,091	6,310
Household contains at least one person age 75 or older	865	900	1,649	647	2,204
Households with one or more children 6 years old or younger	958	1,254	3,530	3,304	7,009

Table 6 - Total Households Table

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	180	140	120	30	470	0	30	0	10	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	15	34	0	59	0	0	20	25	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	144	110	54	40	348	40	140	58	148	386
Housing cost burden greater than 50% of income (and none of the above problems)	1,313	490	29	4	1,836	1,324	789	609	165	2,887

	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)	305	783	969	198	2,255	339	775	2,720	1,500	5,334
Zero/negative Income (and none of the above problems)	44	0	0	0	44	280	0	0	0	280

Table 8 – Housing Problems Table

Data 2011-2015 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,654	750	229	80	2,713	1,364	959	694	348	3,365
Having none of four housing problems	570	1,133	3,289	1,320	6,312	685	1,955	7,015	6,590	16,245
Household has negative income, but none of the other housing problems	44	0	0	0	44	280	0	0	0	280

Table 9 – Housing Problems 2

Data 2011-2015 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	704	714	429	1,847	516	500	1,508	2,524
Large Related	188	345	189	722	304	393	824	1,521
Elderly	345	200	214	759	591	563	764	1,918
Other	675	259	239	1,173	249	208	235	692
Total need by income	1,912	1,518	1,071	4,501	1,660	1,664	3,331	6,655

Table 10 – Cost Burden > 30%

Data 2011-2015 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	624	200	4	828	397	285	273	955
Large Related	123	120	0	243	279	178	95	552
Elderly	265	55	65	385	442	284	220	946
Other	505	140	0	645	209	84	35	328
Total need by income	1,517	515	69	2,101	1,327	831	623	2,781

Table 11 – Cost Burden > 50%

Data 2011-2015 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	154	125	54	35	368	40	140	74	173	427
Multiple, unrelated family households	0	0	4	15	19	0	0	4	0	4

	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	10	0	30	0	40	0	0	0	0	0
Total need by income	164	125	88	50	427	40	140	78	173	431

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 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 2011-2015 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	3,653	615	324
White	3,008	520	314
Black / African American	25	0	10
Asian	79	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	85	0	0
Hispanic	440	74	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 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	3,268	1,539	0
White	2,584	1,349	0
Black / African American	120	0	0
Asian	97	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	364	135	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 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	4,624	6,610	0
White	4,134	5,840	0
Black / African American	25	30	0
Asian	79	55	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	100	0
Hispanic	350	508	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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	2,113	6,200	0
White	1,934	5,579	0
Black / African American	10	20	0
Asian	50	123	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	4	0
Hispanic	120	400	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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 V2019 at 355,481 with;

- 83.2% White alone
- 10.2% Hispanic or Latino
- 2.7% two or more races
- 1.4% Black or African American alone
- 2.1 % 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 83.2% and U.S. 60.1%
- Hispanic or Latino in Davis County 10.2% and U.S. 18.5%
- Black or African American in Davis County 1.4% and U.S. 13.4%

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	3,018	1,255	324
White	2,428	1,100	314
Black / African American	25	0	10
Asian	79	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	85	0	0
Hispanic	380	135	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 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	1,709	3,088	0
White	1,379	2,545	0
Black / African American	95	25	0
Asian	39	118	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	354	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 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	923	10,304	0
White	813	9,164	0
Black / African American	0	55	0
Asian	30	104	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	100	0
Hispanic	55	798	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 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	428	7,910	0
White	373	7,154	0
Black / African American	0	30	0
Asian	0	179	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	4	0
Hispanic	55	465	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 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 2011-2015 CHAS, white residents are less likely to experience severe housing problems when compared to their level of the total population.

DRAFT

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	50,535	10,018	5,161	379
White	46,505	8,740	4,385	364

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Black / African American	235	140	40	10
Asian	709	199	138	0
American Indian, Alaska Native	144	4	0	0
Pacific Islander	139	65	20	0
Hispanic	2,419	770	500	10

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

DRAFT

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.
- Down Payment Assistance for First Time Home Buyers offers grants up to \$5,000 to assist with down payment and closing costs for qualified applicants. The purchase price of the home cannot exceed \$175,000.
- 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	Certificate	Mod-Rehab	Public Housing	Program Type					
				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.

DRAFT

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 22, 2020**, 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)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
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. LHCs 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 Mental 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.

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

How were these needs determined?

Describe the jurisdiction’s need for Public Improvements:

How were these needs determined?

Describe the jurisdiction’s need for Public Services:

How were these needs determined?

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	54,360	79%
1-unit, attached structure	4,100	6%
2-4 units	4,250	6%
5-19 units	2,408	4%
20 or more units	1,850	3%
Mobile Home, boat, RV, van, etc.	1,410	2%
Total	68,378	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0%	395	3%
1 bedroom	362	1%	1,545	13%
2 bedrooms	4,075	8%	4,670	39%
3 or more bedrooms	49,588	92%	5,363	45%
Total	54,100	101%	11,973	100%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 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 (CRedit-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.

There is no anticipated loss of affordable housing units or expirations of Section 8 vouchers.

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.

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

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 Utahns continually risk, toward housing instability, homelessness, and social detachment.

Wages for the vast majority of Utahns 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 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: 2015	% Change
Median Home Value	214,300	225,800	5%
Median Contract Rent	685	803	17%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,668	13.9%
\$500-999	6,570	54.9%
\$1,000-1,499	3,035	25.3%
\$1,500-1,999	474	4.0%
\$2,000 or more	209	1.8%
Total	11,956	99.8%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	589	No Data
50% HAMFI	2,424	1,339
80% HAMFI	7,365	8,910
100% HAMFI	No Data	16,637
Total	10,378	26,886

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

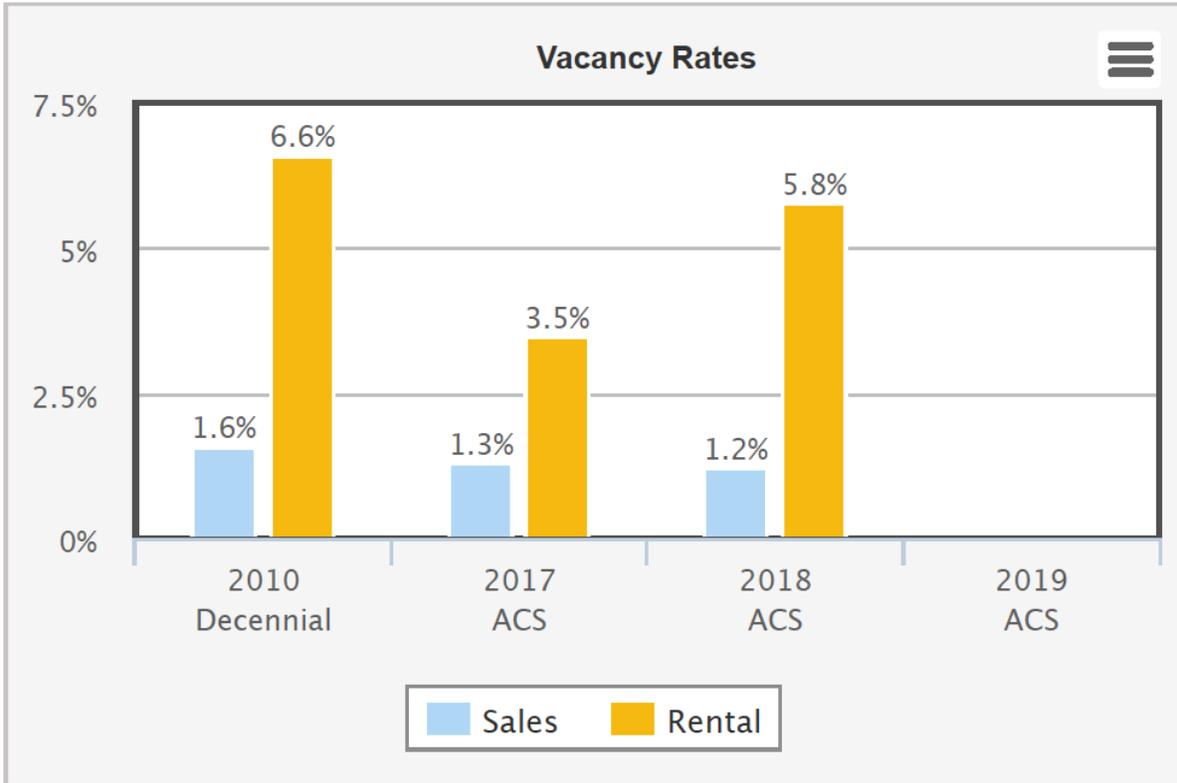
Monthly Rent

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

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

Table 33 – Monthly Rent

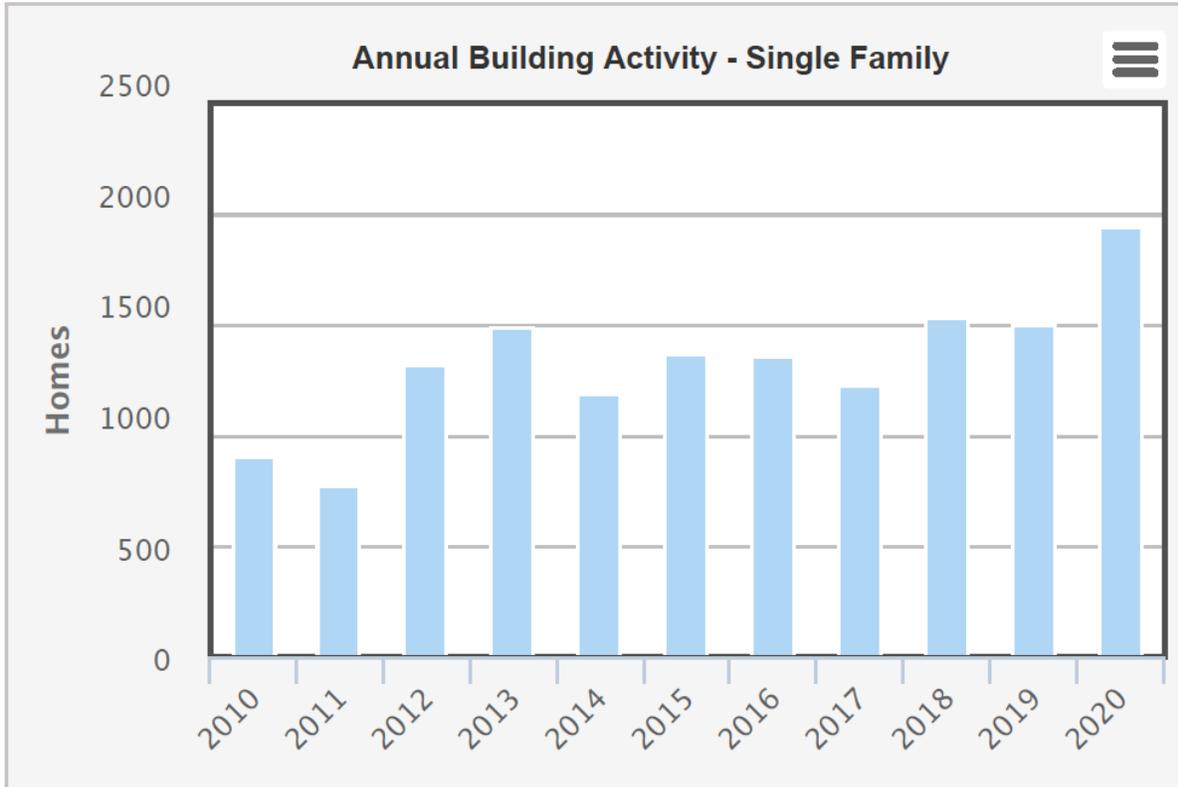
Data Source Comments:



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

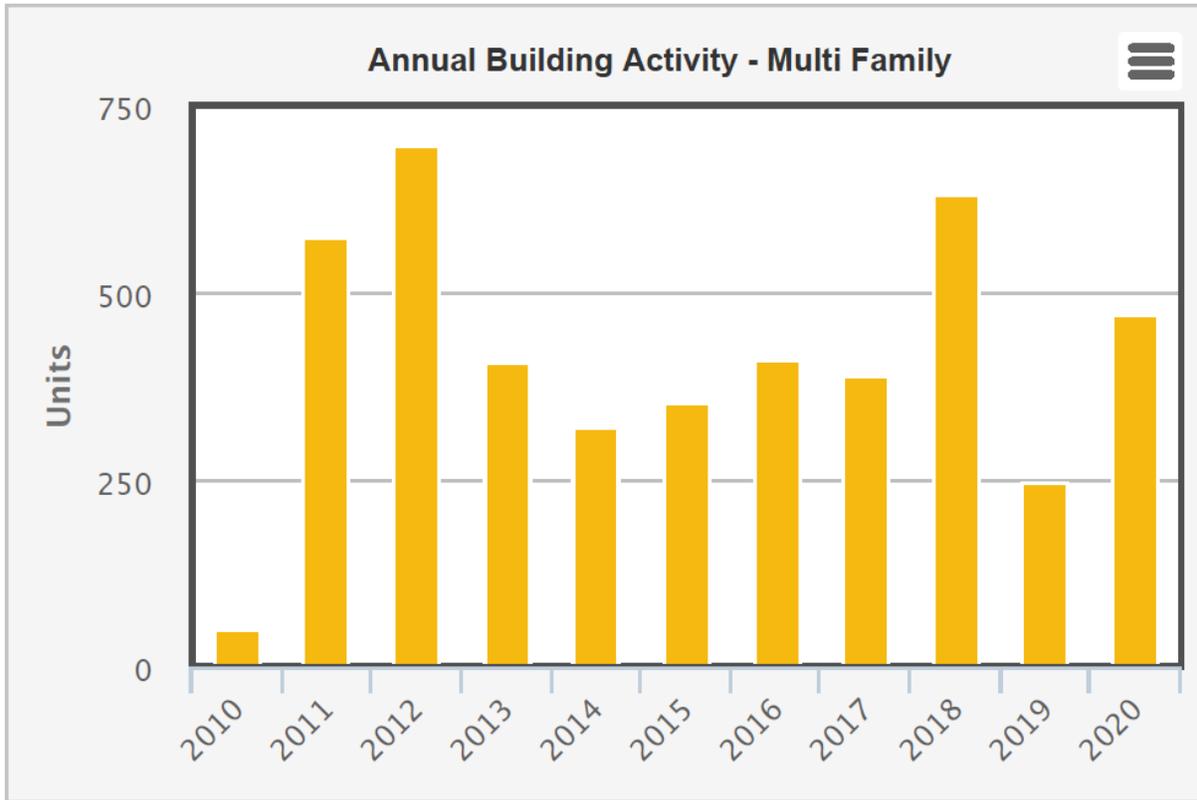
Vacancy Rates



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 2020 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.

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 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.

"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

Definitions

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	10,950	20%	4,415	37%
With two selected Conditions	205	0%	675	6%
With three selected Conditions	0	0%	50	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	42,955	79%	6,830	57%
Total	54,110	99%	11,970	100%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	18,514	34%	3,210	27%
1980-1999	15,989	30%	3,362	28%
1950-1979	17,124	32%	4,477	37%
Before 1950	2,468	5%	941	8%
Total	54,095	101%	11,990	100%

Table 35 – Year Unit Built

Data Source: 2011-2015 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	19,592	36%	5,418	45%
Housing Units build before 1980 with children present	12,351	23%	10,576	88%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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

Over 36% of both owner-occupied homes and 45% of renter-occupied homes were built before 1980. As these homes continue to age, repair and maintenance costs also increase. The Needs Assessment identified cost burden as the most common housing problem for Davis County residents. Cost burden does not include the cost of repair and maintenance on the home. Consequently, if families are struggling financially, they will defer maintenance of their homes, causing a future need for standard and emergency residential 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 **23% for owner-occupied homes** and **88% for renter-occupied homes**. A total of **3,589 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 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 1, 2019, and received an inspection score of 84.

Public Housing Condition

Public Housing Development	Average Inspection Score
Davis County - 285 E 1450 N	84

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, Davis 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.

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)	0	0	0	0	0
Households with Only Adults	0	0	0	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 Homeless Committee, which the State's Lieutenant Governor chairs. There are also 12 Local Homeless Committees 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 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 Haven Shelter is operated by the Davis Citizens Against Violence/Safe Harbor. It provides temporary shelter in Kaysville City to women and female-headed households who are victims of domestic violence. The shelter serves hundreds of homeless individuals and families each year.

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.

Davis Behavioral Health(DBH) owns and manages 35-40 behavioral units in the County; for clients in treatment. DBH houses 300-400 mental health and drug rehabilitation clients using their supportive 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.

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

The Davis Behavioral Health, Davis County Mental Health, Davis School District, and Davis County Senior Services offer case management and supportive services for special needs persons. The Open Doors also provides supportive services and rapid re-housing programs. Additionally, there are resources within the private sector, including Have-a-Heart, that offer housing opportunities for special needs persons.

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 need 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, and the Open Doors 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 with tighter lending requirements and the loss of employment have become the most significant barriers to affordable housing in Davis County. The County has seen a dramatic reduction in the development of new housing units, and families with higher incomes are moving from more expensive housing into more moderately priced housing. This creates a compression issue in the housing industry as many households in moderately priced housing then scale down to more affordable housing, reducing the number of affordable housing units available for low- and moderate-income households.

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 down payment assistance program of DCHA, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the County to the Housing Authority offer emergency home repair grants to qualified, low-income residents so they can continue to maintain their homes as safe and decent housing.

Municipalities need 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 27,650 military and civilian employees and a \$3.7-billion economic impact statewide in 2019, up by approximately \$100 million from 2018. Defense contractors such as ATK Space Systems and Northrop Grumman are also among the largest employers in Davis County.

Resident employment during the three months ending October 2020 averaged 173,900, up 1.6 percent from the same period a year earlier and slowing from an increase of 3.4 percent during the previous 12 months. Growth in the Federal government subsector supported the recent gain. The **unemployment rate averaged 3.6 percent** during the three months ending October 2020, up from 2.2 percent a year earlier.

As of December 2020, the population of Davis County is estimated at 362,200, an average increase of approximately 5,225, or 1.6 percent, a year since 2010. Net in-migration averaged 1,250 people a year and accounted for approximately one-quarter of the population growth since 2010. The current number of households is estimated at 111,200. The number of households increased by an average of 1,650, or 1.6 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, April 2021

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	513	279	1	1	0
Arts, Entertainment, Accommodations	8,353	6,091	12	13	1
Construction	5,208	6,670	7	14	7
Education and Health Care Services	11,708	7,045	17	15	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	5,982	2,186	8	5	-3
Information	1,915	880	3	2	-1
Manufacturing	8,083	4,241	11	9	-2
Other Services	2,542	2,079	4	4	0
Professional, Scientific, Management Services	8,777	6,209	12	13	1
Public Administration	0	0	0	0	0
Retail Trade	10,049	7,903	14	16	2
Transportation and Warehousing	3,785	2,411	5	5	0
Wholesale Trade	3,870	2,356	5	5	0
Total	70,785	48,350	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

MAJOR EMPLOYERS 2019

State of Utah



Rank	Company	Industry	Average Annual Employment
1	Intermountain Healthcare	Health Care	20,000 +
2	University of Utah (Including Hospital)	Higher Education	20,000 +
3	State of Utah	State Government	20,000 +
4	Brigham Young University	Higher Education	15,000-19,999
5	Wal-Mart Associates	Warehouse Clubs/Supercenters	15,000-19,999
6	Hill Air Force Base (civilian employment)	Federal Government	10,000-14,999
7	Amazon.com Services	Courier/Express Delivery Service	10,000-14,999
8	Davis County School District	Public Education	7,000-9,999
9	Utah State University	Higher Education	7,000-9,999
10	Smith's Food and Drug Centers	Grocery Stores	7,000-9,999
11	Granite School District	Public Education	7,000-9,999
12	Alpine School District	Public Education	7,000-9,999
13	Jordan School District	Public Education	7,000-9,999
14	Salt Lake County	Local Government	5,000-6,999
15	Utah Valley University	Higher Education	5,000-6,999
16	U.S. Department of Treasury	Federal Government	5,000-6,999
17	U.S. Postal Service	Federal Government	5,000-6,999
18	The Canyons School District	Public Education	5,000-6,999
19	Delta Airlines	Air Transportation	4,000-4,999
20	The Home Depot	Home Centers	4,000-4,999
21	United Parcel Service	Courier/Express Delivery Service	4,000-4,999
22	Weber County School District	Public Education	4,000-4,999
23	Zions Bancorporation	Banking	4,000-4,999
24	Autoliv	Motor Vehicle Equipment Manufactu..	3,000-3,999
25	ARUP Laboratories, Inc.	Medical Laboratory	3,000-3,999
26	ATK Launch/Space Systems	Aerospace	3,000-3,999
27	Vivint	Electrical Contractors	3,000-3,999
28	Wells Fargo Bank	Banking	3,000-3,999
29	VA Hospital	Health Care	3,000-3,999
30	Maceys	Department Stores	3,000-3,999
31	Discover Products, Inc.	Consumer Loans	3,000-3,999
32	Costco	Warehouse Clubs/Supercenters	3,000-3,999
33	Nebo School District	Public Education	3,000-3,999
34	Salt Lake City School District	Public Education	3,000-3,999
35	Washington County School District	Public Education	3,000-3,999
36	Weber State University	Higher Education	3,000-3,999
37	Salt Lake City Corporation	Local Government	3,000-3,999

Major Employers 2019 - Davis County

Labor Force

Total Population in the Civilian Labor Force	105,476
Civilian Employed Population 16 years and over	101,445
Unemployment Rate	3.80
Unemployment Rate for Ages 16-24	10.71
Unemployment Rate for Ages 25-65	2.35

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	31,460
Farming, fisheries and forestry occupations	4,578
Service	7,979
Sales and office	26,845
Construction, extraction, maintenance and repair	6,404
Production, transportation and material moving	5,385

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	67,335	71%
30-59 Minutes	23,724	25%
60 or More Minutes	3,965	4%
Total	95,024	100%

Table 44 - Travel Time

Data Source: 2011-2015 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	2,915	308	901

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	14,140	709	4,890
Some college or Associate's degree	30,613	908	9,703
Bachelor's degree or higher	33,495	617	6,795

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	138	237	298	512	271
9th to 12th grade, no diploma	2,609	834	787	1,421	886
High school graduate, GED, or alternative	5,774	5,860	4,750	9,180	5,632
Some college, no degree	7,299	9,010	7,380	12,578	6,125
Associate's degree	1,893	3,713	3,967	4,960	1,242
Bachelor's degree	949	8,905	8,765	10,517	4,525
Graduate or professional degree	67	2,672	4,469	5,642	2,687

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	300,809
High school graduate (includes equivalency)	451,040
Some college or Associate's degree	597,658
Bachelor's degree	850,179
Graduate or professional degree	1,486,025

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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 \$3 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 Development, 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.

The Wasatch Front Regional Council (WFRC) builds consensus. It enhances the quality of life by developing and implementing visions and plans for a well-functioning multi-modal transportation system, livable communities, a strong economy, and a healthy environment. WFRC also sponsors the Wasatch Front Economic Development District (WFEDD), a non-profit organization created to support economic development plans, promote long-term economic competitiveness, and attract federal monies to implement local economic development plans. The WFEDD was designated as a regional economic development district by the US Department of Commerce, Economic Development Administration (EDA) in 2013. The primary objective of the WFEDD is to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies. The WFEDD adopted a Comprehensive Economic Development Strategy (CEDS) that is updated annually and analyzes the regional economy, and serves as a guide for establishing regional economic development goals and objectives.

The 2018-2023 Comprehensive Economic Development Strategy (CEDS) for the Wasatch Front Economic Development District (WFEDD) provides a framework for improving and maintaining the regional economies of Davis, Morgan, Salt Lake, Tooele, and Weber Counties.

The CEDS focuses on four key strategies:

1. **Link Development with Transportation and Other Infrastructure** - Coordinated transportation, infrastructure, and land-use decisions to enhance household's access to jobs and educational opportunities and employer's access to the workforce and customers.
2. **Create Fiscally Sustainable Places** - Revenues and expenses are balanced and sustainable for households, communities, and the region.
3. **Provide Amenities** - Maintain quality of life elements that attract skilled labor by encouraging more walkable cities, open space preservation, and improved air and water quality.
4. **Attract and Retain Businesses, and Encourage Innovation** - Support and encourage business retention, job creation, workforce development, and innovation by partnering and information sharing.

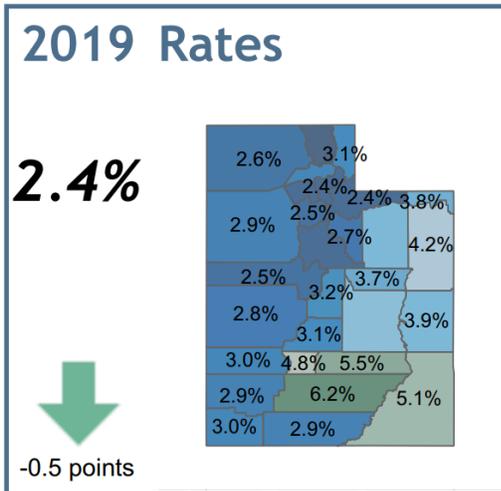
Discussion

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.

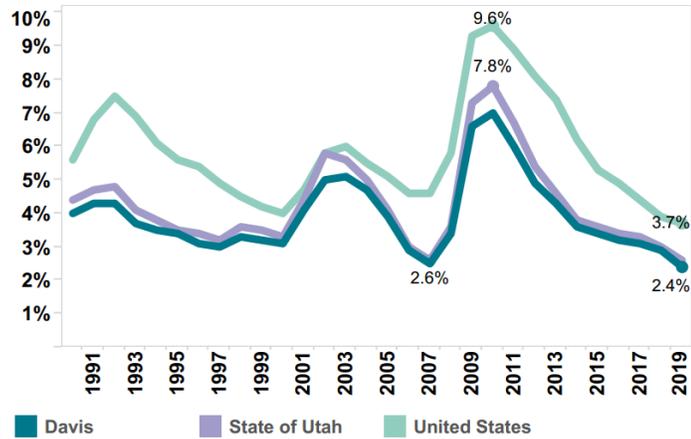
Unemployment Davis County



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.



Unemployment Rates



Labor Force Components

Year	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 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.

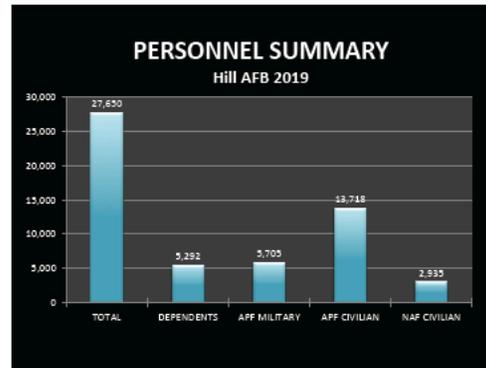
At a Glance

There are 27,650 total personnel within Hill Air Force Base, including 5,705 military, 5,292 military dependents and 16,653 civilians. Hill AFB has an annual federal payroll of \$1.43 billion and annual expenditures of \$811 million. Annually, Hill AFB creates approximately \$1.47 billion in jobs with a \$3.7 billion total annual economic impact.

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.

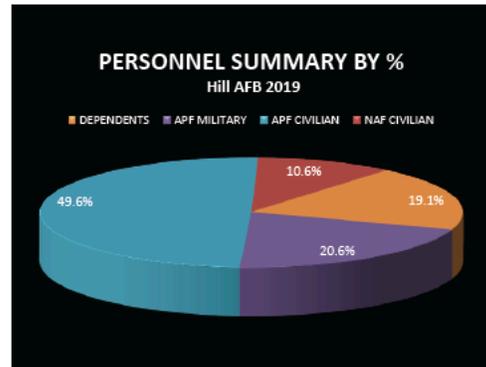
PERSONNEL STRENGTH

Military + Dependents	10,997
Civilians + NAF Civilian	16,653
TOTAL	27,650

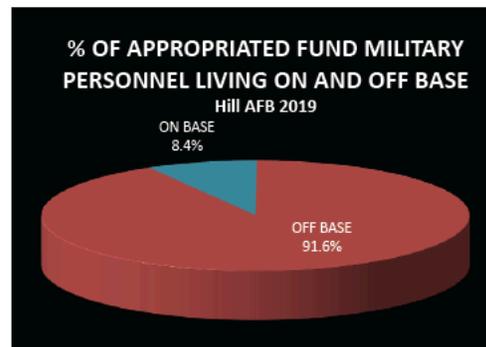


SUMMARY OF PERSONNEL

APPROPRIATED FUND & MILITARY	LIVING ON BASE	LIVING OFF BASE	TOTAL
Active Duty	1,426	3,142	4,568
Air Force Reserve/Air National Guard	0	7	7
Non-Extended Active Duty Reserve/ANG	25	1,105	1,130
TOTAL	1,451	4,254	5,705
Active Duty Military Dependents	1,759	3,533	5,292



APPROPRIATED FUND CIVILIANS	
General Schedule	5,354
Federal Wage Board	4,206
AcqDemo	3,100
Other	1,058
TOTAL	13,718



NON-APPROPRIATED FUND CONTRACT CIVILIANS & PRIVATE BUSINESS	
Civilian NAF	274
Civilian BX	174
Contract Civilians (not elsewhere included)	2,451
Private Businesses On Base, By Type:	36
Branch Banks/Credit Union	25
Other Civilians (not elsewhere included)	11
TOTAL	2,935

Hill AF Base - EIS 2019



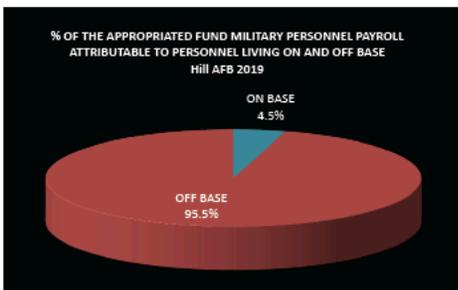
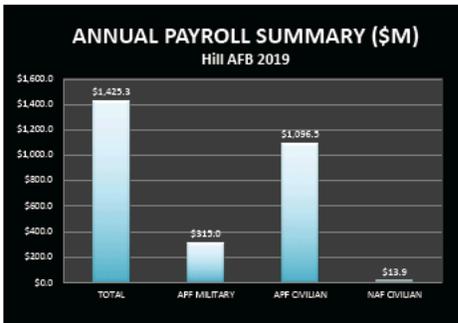
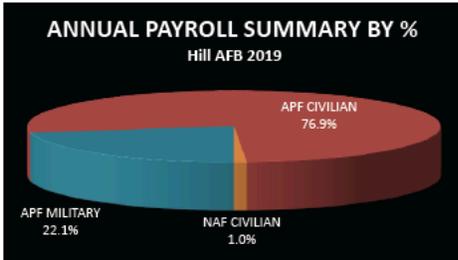
SUMMARY OF SALARIES

APPROPRIATED FUND MILITARY	
Active Duty	\$294,314,296
Air National Guard/Reserve	\$625,485
Non-Extended Active Duty ANG/Reserve	\$20,049,797
TOTAL	\$314,989,578

APPROPRIATED FUND CIVILIANS	
General Schedule	\$426,820,537
Federal Wage Board	\$335,302,050
Acq/Demo	\$247,131,801
Other	\$87,228,262
TOTAL	\$1,096,482,650

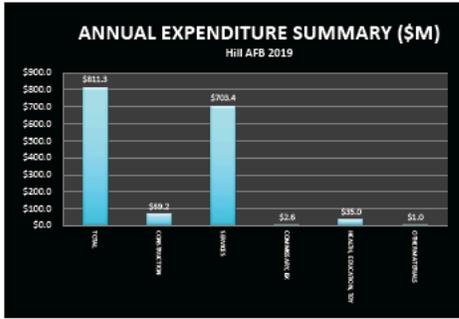
NON-APPROPRIATED FUND CONTRACT CIVILIANS & PRIVATE BUSINESS	
Civilian NAF	\$7,923,132
Civilian BX	\$4,299,396
Private Businesses On Base, By Type:	\$1,654,669
<i>Branch Banks/Credit Union</i>	\$777,750
<i>Other Civilians (not elsewhere included)</i>	\$876,919
TOTAL	\$13,877,197

Total Payroll: \$1,425,349,425



Hill AF Base - EIS 2019 (2)

SUMMARY OF ANNUAL EXPENDITURES

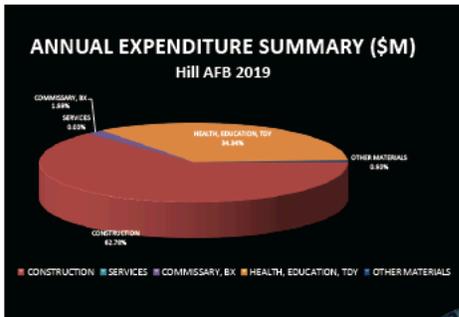


EXPENDITURES FOR CONSTRUCTION	
Military Construction Program	\$31,268,000
Non-Appropriated Fund	\$1,001,677
O&M	\$36,970,000
TOTAL	\$69,239,677

EXPENDITURES FOR SERVICES	
Services Contracts	\$703,438,347
TOTAL	\$703,438,347

EXPENDITURES FOR PROCUREMENT OF MATERIALS, EQUIPMENT & SUPPLIES	
Commissary	\$1,200,253
Base Exchange (BX)	\$1,434,007
Health (CHAMPUS, Government cost only)* <i>*Retirees and families excluded from this year's report</i>	\$22,098,170
Education (Impact aid and tuition assistance)	\$3,121,289
TDY	\$9,780,251
Other Materials, Equipment & Supplies (not included elsewhere)	\$988,314
TOTAL	\$38,622,284

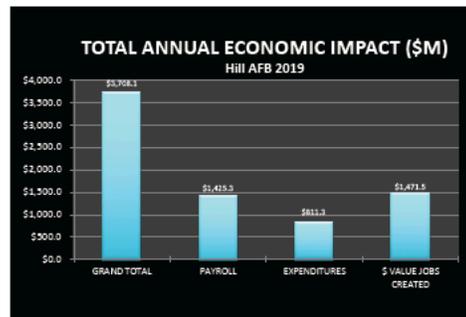
TOTAL EXPENDITURES: \$811,300,308



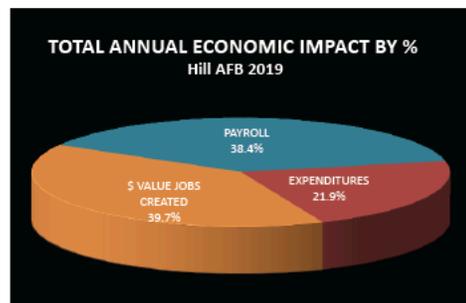
ESTIMATE OF NUMBER & DOLLAR VALUE OF INDIRECT JOBS CREATED

Type of Personnel	# of Base Jobs	Multiplier	# of Indirect Jobs
Active Duty Military	4,568	0.50	2,284
Reserve/ANG/Trainees	1,137	0.21	239
APF Civilians	13,718	1.66	22,772
Other Civilians	2,935	1.66	4,872
TOTAL	22,358		30,167

Estimated Number of Indirect Jobs Created	30,167
Average Annual Pay for the Local Community	\$48,778
Estimated Annual Dollar Value of Jobs Created	\$1,471,485,926



TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE	
ANNUAL PAYROLL	\$1,425,349,425
<i>Military</i>	<i>\$314,989,578</i>
<i>Federal Civilian</i>	<i>\$1,096,482,650</i>
<i>Other Civilian</i>	<i>\$13,877,197</i>
ANNUAL EXPENDITURES	\$811,300,308
ESTIMATED ANNUAL \$ VALUE OF JOBS CREATED	\$1,471,485,926
<i>Estimated Indirect Jobs Created</i>	<i>30,167</i>
<i>Average Annual Pay</i>	<i>\$48,778</i>
GRAND TOTAL	\$3,708,135,659



Hill AF Base - EIS 2019 (3)

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.

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?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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 powerlines (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 broadbands 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 Utahns 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

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 Utahns. 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 heatwaves across the globe will increase over time. An escalation in the frequency of extreme heat waves could affect the number of Utahns that will suffer from heat-related diseases. Currently, within the United States, heatwaves 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 Utahns 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

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

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

Geographic Area

Table 48 - Geographic Priority Areas

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

General Allocation Priorities

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

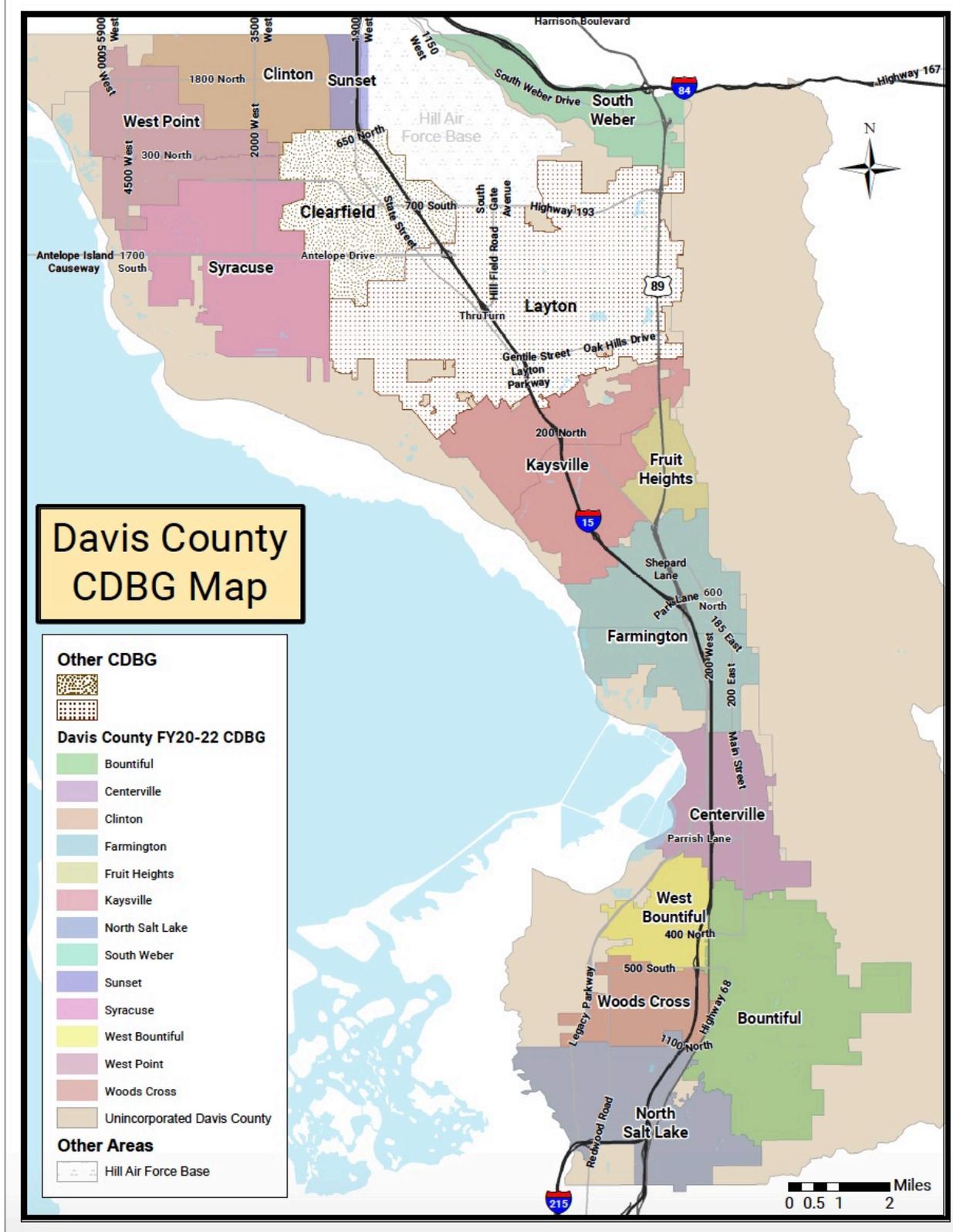
The County did not identify a geographic target area as a basis for funding allocation priorities. Goals are not limited to a specific area within the County.

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.



DAVIS COUNTY CDBG MAP

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Provide Decent Housing
	Priority Level	High
	Population	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
	Geographic Areas Affected	Countywide
	Associated Goals	Housing Administration

	Description	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.
	Basis for Relative Priority	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.
2	Priority Need Name	Create a Suitable Living Environment
	Priority Level	High

<p>Population</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>Geographic Areas Affected</p>	<p>Countywide</p>
<p>Associated Goals</p>	<p>Public Facilities and Improvements Housing Public Services Administration</p>
<p>Description</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>

	Basis for Relative Priority	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.
3	Priority Need Name	Expand Opportunities for LMI Persons
	Priority Level	High
	Population	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
	Geographic Areas Affected	Countywide

Associated Goals	Public Services Administration Economic Development
Description	Expanding opportunities to low- and moderate-income persons helps to foster local economic development, neighborhood improvement, and individual self-sufficiency.
Basis for Relative Priority	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)	<p>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.</p> <p>The County supports Safe Harbor domestic violence shelter and the Open Doors, Circle Program, both of which help support residents with the tools to stay in permanent housing.</p>
TBRA for Non-Homeless Special Needs	<p>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.</p>
New Unit Production	<p>Davis County is working with Davis Behavior Health in potentially developing inmate transitional housing.</p>
Rehabilitation	<p>Davis County partners with Davis Community Housing Authority to provide rehabilitation for low- and moderate-income homeowners. This program helps to ensure that residents can have livability improvements that improve their health and safety.</p>
Acquisition, including preservation	<p>Davis County does not generally utilize CDBG funds for acquisition. However, there is a swelling of support for the cities to develop Housing Affordability Task Forces within several cities in Davis County. These task forces may be able to evaluate whether there may be some options for creating affordable housing using property that has a tax foreclosure.</p> <p>Additionally, Utah recently passed House Bill 82, which states that cities shall not limit accessory dwelling units. This change will help promote the creation of additional housing units throughout the county.</p>

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. 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.

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	888,009	0	35,000	923,009	3,500,456	

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.

Organization	Activity	Leveraged Funding
Davis County	Admin (CDBG)	N/A
Centerville City	<i>ADA Curb Project</i>	\$ 100,000
North Salt Lake City	Overland Street Sidewalk Project	\$ 16,656
Clinton City	<i>ADA Curb/Ramp Phase 2</i>	\$ 25,000
Davis Community Housing Authority	<i>Down Payment Assistance Program</i>	\$ 23,000
Davis Community Housing Authority	<i>Emergency Home Repair</i>	\$ 5,000
Davis Community Housing Authority	<i>Roof Repair Program</i>	\$ 7,500
Kaysville City	<i>Fire Station Land Acquisition</i>	\$ 600,000
Woods Cross	<i>Home Rehab Phase 3</i>	\$ 40,000
Bountiful Community Food Pantry	<i>Pantry Smiles Dental Program</i>	\$ 276,304
DSD-Davis Community Learning Center	<i>Family Support Specialist Services</i>	\$ 40,000
DCCAV-Safe Harbor	<i>Domestic Violence Support Activity</i>	\$ 139,207

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

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 the neighborhoods, public transportation, and outdoor recreation. The buildout 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.

Discussion

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

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 a strong working relationship with the Davis County Housing Authority who helps manage the County’s housing rehabilitation program and down payment assistance 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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	
Other			
	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 Committee (DCLHC), which brings all area homeless services providers together. The DCLHC 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.

Davis County does not operate any homeless facilities. The capacity within Davis County for year-round homeless beds is limited. 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.

Davis County is working with regional partners to help create more transitional and supportive housing within the county.

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 regional partners to help create more transitional and supportive housing within the county. The County is focused on helping to develop transitional housing for persons exiting incarcerations.

Additionally, there are efforts within the county to increase service and outreach to homeless youth. Davis School District has laundry and pantry services at Clearfield, Northridge, Woods Cross, and Layton High Schools. The District is working to develop a pantry at Syracuse High School. The closest youth homeless shelters are in Ogden and Salt Lake City, making it difficult for homeless students to stay in their community schools. There is an effort to build a youth shelter in Davis County to help better support this population.

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 during the pandemic.

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	2021	2025	Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment	CDBG: \$1,324,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
2	Housing	2021	2025	Affordable Housing	Countywide Service Area	Provide Decent Housing Create a Suitable Living Environment	CDBG: \$1,680,000	Homeowner Housing Rehabilitated: 95 Household Housing Unit Direct Financial Assistance to Homebuyers: 60 Households Assisted
3	Public Services	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$546,000	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	2021	2025	Administration	Countywide Service Area	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$875,000	Other: 1 Other
5	Economic Development	2022	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Expand Opportunities for LMI Persons	CDBG: \$50,000	Businesses assisted: 8 Businesses Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements
	Goal Description	<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 is essential to the quality of life and building communities that support community diversity and stability. 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.</p> <p>Davis County's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> • ADA Improvements • Senior Centers • Homeless and Domestic Violence Facilities • Neighborhood Facilities • Emergency Management/Disaster Recovery Facilities • Street Improvements • Fire Stations • Health Facilities

2	Goal Name	Housing
	Goal Description	<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 a person becoming homeless, and promotes housing sustainability.</p> <p>The County currently has a successful down payment assistance program, emergency roof repair program, and emergency rehabilitation program administered through Davis County Housing Authority. Additionally, the County has provided assistance to LMI households who need home repair due to land subsidence.</p> <p>Davis County's projects to improve housing sustainability may include, but are not limited to:</p> <ul style="list-style-type: none"> • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities • Lead-based paint testing/abatement • Housing counseling

3	Goal Name	Public Services
	Goal Description	<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"> • Employment services (e.g., job training) • Crime prevention and public safety • Child care • Health services • Substance abuse services (e.g., counseling and treatment) • Fair housing counseling • Education programs • Energy conservation • Services for senior citizens • Services for homeless persons • Welfare services (excluding income payments) • Recreational services

4	Goal Name	Administration
	Goal Description	<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"> • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs

5	Goal Name	Economic Development
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<p>Goal Description</p>	<p>Creating economic opportunities and jobs are among the key CDBG activities that help support sustainable and vibrant communities. Davis County may have projects in the 2021-2025 Consolidated Plan that help to support microenterprise development for low- and moderate-income residents.</p> <p>Microenterprise development.</p> <p>Microenterprises range in type and capacity. They include a range of service providers and retail businesses that typically serve a specific need of their community. Some examples are the home-based daycare provider, the roving automobile mechanic, or the hairdresser who serves the neighborhood. Some microenterprise businesses are operated part-time by owners who want or need to supplement their income.</p> <ul style="list-style-type: none"> • These are activities designed to foster the development, support, and expansion of microenterprise businesses owned by low- and moderate-income persons. • A microenterprise is a commercial enterprise with five or fewer employees, one or more of whom owns the enterprise. • A “person developing a microenterprise” refers to a person who has expressed an interest and who is, or after an initial screening process is expected to be, actively working toward developing a business that will be a microenterprise at the time it is formed. <p>Eligible microenterprise activities may include the provision of:</p> <ul style="list-style-type: none"> • Grants, loans, loan guarantees, and other forms of financial support for the establishment, stabilization, and expansion of microenterprises • Technical assistance, advice, and business services to owners of microenterprises and persons developing microenterprises • General support to owners of microenterprises and persons developing microenterprises, including child care, transportation, counseling, and peer support groups • Training and technical assistance or other support services to increase the capacity of grantees or subrecipients to carry out microenterprise activities • Projects may provide financial assistance, technical assistance, or general support services to owners and developers or microenterprises
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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 2021-2025 Consolidated Plan period.

- 95 LMI household housing units rehabilitated
- 60 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.

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.

Down Payment Assistance for First Time Home Buyers

- **Davis County** - Grants to \$10,000 are for income-qualified first-time home buyers. Grants can be applied to 50% of the required down payment for the home purchase and closing costs. The purchase price cannot exceed \$325,000. *The Davis County grant is not available for residents of Clearfield or Layton.*

- **Clearfield City** Grants up to \$3,000 are currently available on a first-come basis for income-qualified first-time home buyers. Grants can be applied to 50% of the required down payment and closing costs, with a minimum of \$1,000 required of the buyer. The purchase price cannot exceed \$250,000.

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 with tighter lending requirements and the loss of employment have become the most significant barriers to affordable housing in Davis County. The County has seen a dramatic reduction in the development of new housing units, and families with higher incomes are moving from more expensive housing into more moderately priced housing. This creates a compression issue in the housing industry as many households in moderately priced housing then scale down to more affordable housing, reducing the number of affordable housing units available for low- and moderate-income households.

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 down payment assistance program of DCHA, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the County to the Housing Authority offer emergency home repair grants to qualified, low-income residents so they can continue to maintain their homes as safe and decent housing.

Municipalities need 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

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 in 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

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 Behavioral health transitional housing project.

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 at risk of becoming homeless or who are transitioning into permanent housing have support them 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 ≥ 30 mcg/dL. In December 1991, the reportable level was lowered to ≥ 15 mcg/dL, and on January 1, 1997, the reportable level was lowered to ≥ 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.

2017	99
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 buildout 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 Health Department 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. 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.

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	888,009	0	35,000	923,009	3,500,456	

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.

Organization	Activity	Leveraged Funding
Davis County	Admin (CDBG)	N/A
Centerville City	<i>ADA Curb Project</i>	\$ 100,000
North Salt Lake City	Overland Street Sidewalk Project	\$ 16,656
Clinton City	<i>ADA Curb/Ramp Phase 2</i>	\$ 25,000
Davis Community Housing Authority	<i>Down Payment Assistance Program</i>	\$ 23,000
Davis Community Housing Authority	<i>Emergency Home Repair</i>	\$ 5,000
Davis Community Housing Authority	<i>Roof Repair Program</i>	\$ 7,500
Kaysville City	<i>Fire Station Land Acquisition</i>	\$ 600,000
Woods Cross	<i>Home Rehab Phase 3</i>	\$ 40,000
Bountiful Community Food Pantry	<i>Pantry Smiles Dental Program</i>	\$ 276,304
DSD-Davis Community Learning Center	<i>Family Support Specialist Services</i>	\$ 40,000
DCCAV-Safe Harbor	<i>Domestic Violence Support Activity</i>	\$ 139,207

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

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 the neighborhoods, public transportation, and outdoor recreation. The buildout 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.

Discussion

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: \$298,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2180 Households Assisted
2	Housing	2021	2025	Affordable Housing	Countywide Service Area	Provide Decent Housing	CDBG: \$330,000	Homeowner Housing Rehabilitated: 34 Household Housing Unit Direct Financial Assistance to Homebuyers: 12 Households Assisted
3	Public Services	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Expand Opportunities for LMI Persons	CDBG: \$117,407	Public service activities other than Low/Moderate Income Housing Benefit: 650 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	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$117,601	Other: 1 Other

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements
	Goal Description	<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.</p> <p>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.</p> <p>Davis County's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> • ADA Pedestrian Ramps • Overland Street Sidewalk Project • ADA Curb Ramp Replacement Phase II • Fire Station Land Acquisition

2	Goal Name	Housing
	Goal Description	<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.</p> <p>The County currently has a successful down payment assistance program, emergency roof repair program, and emergency rehabilitation program administered through Davis County Housing Authority. Additionally, the County has provided assistance to LMI households who need home repair due to land subsidence.</p> <p>Davis County's projects to improve housing sustainability may include, but are not limited to:</p> <ul style="list-style-type: none"> • Down payment Assistance • Emergency Home Repair • Roof Repair Program • Home Rehabilitation Phase III
3	Goal Name	Public Services
	Goal Description	<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.</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"> • Pantry Smiles Dental Program • Family Support Specialist • Domestic Violence Support

4	Goal Name	Administration
	Goal Description	<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"> • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	ADA Pedestrian Ramps
2	Overland Street Sidewalk Project
3	ADA Curb Ramp Replacement Phase II
4	CDBG Grant Administration
5	Downpayment Assistance
6	Emergency Home Repair
7	Roof Repair Program
8	Fire Station Land Acquisition
9	Home Rehabilitation Phase III
10	Pantry Smiles Dental Program
11	Family Support Specialist Services
12	Domestic Violence Support Activity PY21

Table 58 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	ADA Pedestrian Ramps
	Target Area	Countywide Service Area
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$75,000
	Description	Provide support to the ongoing upgrades to the cities's efforts to increase ADA compliance with sidewalks by replacing curbs with ADA compliant corners for the elderly and severely disabled.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 persons experiencing a mobility disability will benefit from improved ADA access on curb ramps in Centerville.
	Location Description	Centerville.
	Planned Activities	
2	Project Name	Overland Street Sidewalk Project
	Target Area	Countywide Service Area
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$48,000
	Description	Repair/replace street sidewalk for low-mod income area to increase ADA compliance in NSL
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that around 180 households who are low- to moderate-income will benefit from sidewalk improvements.
	Location Description	North Salt Lake
	Planned Activities	The County will improve sidewalks in a low- to moderate-income neighborhood in North Salt Lake.
3	Project Name	ADA Curb Ramp Replacement Phase II
	Target Area	Countywide Service Area

	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$75,000
	Description	Repair/replace curb ramps in Clinton to meet and achieve the cities goals for ADA compliance with its streets and curbs for access for the severely disabled and the elderly.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that around 350 persons who are experiencing a mobility disability will benefit from this project.
	Location Description	Clinton, Utah
	Planned Activities	Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. This project will provide ADA-accessible street improvements to residents in Clinton.
4	Project Name	CDBG Grant Administration
	Target Area	Countywide Service Area
	Goals Supported	Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$177,602
	Description	Administration of CDBG Funds for the PY21-22 fiscal year.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	All residents in Davis County benefit from the CDBG program's focus on the Priority Needs; <ul style="list-style-type: none"> 1. Provide decent housing 2. Create a suitable living environment 3. Expand opportunities for persons who are LMI Davis County expects the following outcome over the course of the 2021 Action Plan.
	Location Description	Countywide

	Planned Activities	<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.</p> <p>Davis County may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> • General management, oversight and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs
5	Project Name	Downpayment Assistance
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: \$135,000
	Description	Homeownership assistance grants to first-time homebuyers for the payment of buyers costs associated with closing, and insurance.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County will help support 12 households who are LMI purchase a home.
	Location Description	Countywide

	Planned Activities	<p>The homeownership project will assist households who are low- to moderate-income purchase a home.</p> <p>Direct homeownership assistance may include:</p> <ul style="list-style-type: none"> • Subsidizing interest rates and mortgage principal amounts to make loan payments affordable. This may include making grants to reduce the effective interest rates charged on the loans. Low-or no-interest subordinate loans can also be used to reduce overall loan repayment amounts. • Financing the cost of acquiring property already occupied by renter households at terms needed to make the purchase affordable. • Paying all or a part of the premium on behalf of the homebuyer for mortgage insurance required upfront by a private mortgagee. • Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer. • Paying up to 50 percent of the down payment required by the mortgagee for the purchase on behalf of the homebuyer.
6	Project Name	Emergency Home Repair
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: \$45,000
	Description	Emergency home repair grants to LMI homeowners in the county to assist with safety, code compliance and other needed repairs to safely remain living at-home residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County will assist 25 households who are low- to moderate-income households with emergency home repairs that impact the households health and/or safety.
	Location Description	Countywide

	Planned Activities	The County will provide assistance to low- to moderate-income residents who have emergency home repairs that impact their health and safety.
7	Project Name	Roof Repair Program
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: \$65,000
	Description	Roof repair program to assist LMI residents to repair or replace roofs due to rot/damage or other factors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 8 households who are low- to moderate-income with roof repairs on their homes.
	Location Description	Countywide
	Planned Activities	The program will help pay for the repair of homeowner roofs of low- to moderate-income residents.
8	Project Name	Fire Station Land Acquisition
	Target Area	Countywide Service Area
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$100,000
	Description	Purchase/acquire land for the development and building of a fire station to serve the west side of I-15 for the city of Kaysville.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,350 persons in Kaysville who are low- to moderate-income will benefit from a fire station that will serve their area.
	Location Description	Kaysville, Utah

	Planned Activities	Purchase/acquire land for the development and building of a fire station to serve the west side of I-15 for the city of Kaysville.
9	Project Name	Home Rehabilitation Phase III
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: \$85,000
	Description	Assist LMI homeowner with housing rehabilitation due to subsidence.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County will assist 1 household who is low- to moderate-income with the impact of land subsidence on their home.
	Location Description	Woods Cross, Utah
Planned Activities	CDBG funds will be utilized to support the rehabilitation of low- to moderate-income housing in the Woods Cross, Utah that are sinking due to subsidence issues.	
10	Project Name	Pantry Smiles Dental Program
	Target Area	Countywide Service Area
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$37,000
	Description	Bountiful Community Food Pantry will provide dental services for low to moderate income persons and families in the County.(05M Health Services)
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit about 250 persons the severely disabled, elderly, and elderly.
	Location Description	Countywide

	Planned Activities	<p>The Bountiful Community Food Pantry has partnered with the Davis Technical College (DTC) and area dental professionals to provide oral health care to pantry clients on a referral basis and at no cost to the client. This program is known as Pantry Smiles and has been hugely successful. It was started in September 2012 spearheaded by Dr James Guinn, DMD, then pantry board member. During FY20, Pantry Smiles provided comprehensive oral health care to 122 clients with profound benefits.</p> <p>DTC has a new state-of-the-art, 10-chair dental clinic. Services include examinations, x-rays, cleanings, fillings, root canals, extractions, crowns and dentures some of which are provided through a partnership with Salt Lake Donated Dental. Dentists and hygienists from the community donate their time and supplies are either donated or provided at greatly reduced rates. The pantry screens and schedules all clients and schedules the dental professionals. Advanced students in the DTC dental assistant program gain invaluable job training working with the dental professionals.</p>
11	Project Name	Family Support Specialist Services
	Target Area	Countywide Service Area
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$30,407
	Description	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. (05L - Child Care Services)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Davis Community Learning Center expects to assist 150 people through this program.
	Location Description	Wasatch and Holt Elementary schools

	Planned Activities	<p>Davis Community Learning Center is a partnership of Davis School District, United Way of Salt Lake, and community resource agencies working together to provide a network of social and support services to students, families and community members. The United Way of Salt Lake, in partnership with Davis School District, focuses the Davis County Learning Center on "changing the odds" so every child has the same chance to succeed in school and in life. Together with a network of community partners, the Davis County Learning Center is closing "the academic gap" between children growing up in disadvantaged situations and those that aren't using a collective impact model.</p> <p>On-site services include: support for families of children with disabilities (through Utah Parent Center), High School Diploma/GED completion courses, English for Speakers of Other Languages (ESOL) classes, Head Start and Early Head Start Preschool programs, no-cost mental health services to students at selected Title 1 schools, and a basic needs Community Closet.</p> <p>Family Support Specialists work directly with students and their families to assess each family's individual needs and strengths. Immediate needs are addressed first utilizing community resources, followed by the development of long-term goals for family stability and success using the Five Protective Factors (an evidence based method).</p> <p>The project will fund two Family Support Specialist, one at Bountiful and Meadowbrook Elementary Schools. The schools served are Title 1 schools, both schools have student that struggle academically are some of the lowest performing elementary school in the district. The coordinators will work to support the families in crisis and connect families with various resources in the community; work closely with the school principals to identify the needs of the families.</p> <p>They will provide the following services to low-income students and families: tutoring, assisting with after-school programs, tutoring English as a second language, distribution of coats, backpacks, school supplies, shoes, etc.</p>
12	Project Name	Domestic Violence Support Activity PY21
	Target Area	Countywide Service Area
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$50,000
	Description	Support for individuals and families in crisis due to domestic violence

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 FY 2021 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 Crossing

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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Davis County expects the following outcome over the course of the 2021 Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	34
Special-Needs	0
Total	34

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	34
Acquisition of Existing Units	0
Total	34

Table 61 - One Year Goals for Affordable Housing by Support Type
Discussion

This estimate does not include the provision of emergency shelter, transitional shelter, or social services.

- Public facility and infrastructure improvements will benefit 2,180 persons
- Public services will benefit 650 persons

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions Davis County will take in the FY21 to carry out the public housing portion of the Strategic Plan.

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

The County does not have any specific program that solely targeted providing services to residents of public housing. However, DCHA is a strong partner with the County and administers both the **down payment assistance program and the rehabilitation programs**. The down payment 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 resident's transition to homeownership.

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

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.

Future Advantage Savings Track

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

Down Payment Assistance for First Time Home Buyers

- **Davis County (temporarily unavailable)** - Grants up to \$10,000 are for income-qualified first-time home buyers. Grants can be applied to 50% of the required down payment for the home purchase and closing costs. The purchase price cannot exceed \$400,000. (*The Davis County grant is not available in Clearfield or Layton.*)
- **Clearfield City** Grants up to \$3,000 are currently available on a first-come basis for income-qualified first-time home buyers. Grants can be applied to 50% of the required down payment and closing costs, with a minimum of \$1,000 required of the buyer. The purchase price cannot exceed \$250,000.

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

Davis County Housing Authority (DCHA) strives to maintain high-quality management and operations of its housing programs and units. DCHA uses various HUD devised manuals in implementing its management and maintenance policies, including Admissions and Continued Occupancy Handbook, PH Maintenance Plan Document, FSS Action Plan, Public Housing Assessment System Manual, Section 8 Administrative Plan, Housing Inspection Manual, Section 8, and Voucher Program Master Book, and HUD Handbook 7420.7.

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 encouraging 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

The county does not currently receive other HUD funds, including HOME, ESG, or HOPWA.

Davis County chairs 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.

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The County coordinates the annual homeless Point in Time (PIT) Count. Coordination is done with the participating LHC agencies, cities, and local law enforcement in the County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County funds several supportive and transitional housing in the County and regionally for individuals experiencing homelessness.

- The County has purchase supportive housing, single-family units converted into multifamily units, the last several years for Davis Behavioral Health to support their clients who need housing while in treatment.
- The County supports the rehabilitation and upgrades to the Safe Harbor domestic violence

shelter, offering victims transitional housing and shelter from their perpetrators.

- The County supports St. Anne's/Lantern House with Social Service Block Grant funds to support Davis County residents seeking assistance from homelessness.

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

The County works with all the partners across the county to improve and build affordable housing. The County partners with Davis Community Housing Authority to fund several programs that assist families with affordable housing. The County has adopted the Utah Senate Bill 34 mandate for affordable housing, as have most of the 15 cities in the County. The County continues to encourage the production of affordable housing units in the county.

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

Davis County recognizes the potential for residents to risk homelessness during transitional periods in their life mentioned above.

The County is funding the following programs that, at least in part, address homeless prevention:

Safe Harbor: This organization provides emergency shelter and transitional housing services to those who are homeless or at risk of becoming homeless

Davis Behavioral Health: Low-income housing for persons with mental disabilities or substance abuse
Davis County also hosts a Human Services Cabinet with directors of support agencies monthly to address homelessness within the County.

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:

Economic conditions with tighter lending requirements and the loss of employment have become the greatest barriers to affordable housing in Davis County. The County has seen a dramatic reduction in the development of new housing units, and families with higher incomes are moving from more expensive housing into more moderately priced housing. This creates a compression issue in the housing industry as many households in moderately priced housing then scale down to more affordable housing, reducing the number of affordable housing units available for low- and moderate-income households.

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.

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 the down payment assistance program of DCHA, the County supports the goal to make homeownership a reality for immigrants, minorities, and women. CDBG funds provided by the County to the Housing Authority offer emergency home repair grants to qualified, low-income residents so they can continue to maintain their homes as safe and decent housing.

Municipalities need 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.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Appendix - Alternate/Local Data Sources