



DAVIS COUNTY CONSOLIDATED PLAN



Davis
C O U N T Y

PROGRAM YEARS

2025-2029



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 and HOME Investment Partnership program. The Consolidated Plan provides direction on the investment of CDBG and HOME dollars over the next five years, from 2025 – 2029. 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 and HOME 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 (2025) 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 2025

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 2025 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 2025-2029 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 2025-2029 was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

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

1. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
2. To provide a suitable living environment through safer, more livable neighborhoods, greater integration of LMI residents throughout Davis County, increased housing opportunities, and reinvestment in deteriorating neighborhoods.

3. To expand economic opportunities through an increased number of jobs that pay self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

3. Evaluation of past performance

Davis County made the decision to not recertify as an entitlement community in 2023, which means the County did not have any funding or projects in the 2023 program year. The County is currently in its 2024 program year and has 8 projects including a new Home Rehabilitation Project in partnership with Habitat for Humanity. The County's most recently completed program year was 2022 which ended on December 31, 2023 (18 month program year). The 2022 program year was filled with important and impactful projects including two large waterline projects in qualified census tracts and two ADA curb ramp projects. The County was also able to assist 8 different public service activities with CDBG and CDBG-CV funding that tackled a number of priority issues including housing instability, food insecurity, domestic violence, employment training for persons with disabilities, donated dental services and mental health. The 2022 program year was one of the County's most successful yet in terms of the number of projects that were assisted and also in terms of compliance with federal rules and regulations.

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

Lastly, Davis County has made such strides with the CDBG program that the County made the decision to become a HOME Consortium so that they can obtain additional HUD funding for affordable housing priorities. The 2025 program year will be the County's first as the Lead Entity of the Davis County HOME Consortium. The County doesn't anticipate funding any projects in the 2025 program year with HOME funds, but will rather carry those funds forward to the 2026 program year in order to fund a more substantial affordable housing project.

4. Summary of citizen participation process and consultation process

Davis County has an adopted Citizen Participation Plan (CPP) that is implemented in conjunction with the Annual Action Plan. The CPP provides for public input into the allotment of CDBG funds granted to the County. The County's CPP is used to guide how it provides notice and outreach to County residents for public hearings regarding all aspects of the CDBG process. All notices for public hearings are

published in the Standard Examiner, a regional newspaper, County CED website and State of Utah Public Notices Website, www.pmn.utah.gov. Additionally, the County has taken additional steps to encourage citizen participation by disseminating public notices directly to all cities and non-profits in the community. Citizens and community organizations are encouraged to attend the public hearing and give comments on the Annual Action Plan.

The first public hearing on the PY25 Annual Action Plan was held on March 11, 2025. Another hearing, to adopt the final plan, was held on June 3, 2025. The notices of the public comment period (30 days) and public hearing (15 days) were published in the Standard Examiner and posted on the public notice website. In addition to the publication, public notices are posted at the Davis County Administration Building and on the County's website and State of Utah Public Notice website as well as emailed to cities and non-profits in the community.

On January 23, 2025 Davis County was informed that they would need to submit a new 5 year Consolidated Plan beginning program year 2025 in order to provide alignment with Clearfield and Layton Cities due to the creation of the Davis County HOME Consortium. On April 29, 2025 a public notice of a 30 day comment period and public hearing to be held on June 3, 2025 was published in the Standard Examiner, on the state of Utah public notice website, on the Davis County Community and Economic Development website, in the Davis County Library and emailed out to non-profits and city administrators.

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

5. Summary of public comments

On February 20, 2025, Davis County issued a public notice to the State of Utah Public Notice website (www.utah.gov/pmn) and to the Standard Examiner soliciting public comments on the development of the PY 2025-2026 Annual Action Plan and the 2025-2029 Consolidated Plan. A public hearing was held on March 11, 2025 for public comments in preparation for the development of the Annual Action Plan. Another public notice was issued on April 29, 2025 in the same forums as the February 20th notice announcing a 30 day comment period beginning April 29, 2024 and ending June 3, 2025 for the 2025-2029 Consolidated Plan. The draft Con Plan and Annual Action Plan was available for review on the County website, Community & Economic Development Office (Hard Copy) and the County CED website.

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

- 15-Day public hearing notice from February 20, 2025 - March 11, 2025
- 30- day comment period from April 29, 2025 to June 3, 2023:

- Public hearing held on March 11, 2025: Three comments were received (see public participation section)
- Public hearing held on June 3, 2025: No comments received

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

The public was encouraged to provide comments through email, mail, or in person prior to and attend or to view the public hearing. Any and all comments received are considered in the final preparation of the PY 2025-2029 Consolidated Plan. Three comments were received and were accepted.

7. Summary

This most recent Consolidated Plan used broad participation and outreach efforts in order to identify the County's future housing, community, and economic development needs. All of the comments from the Consolidated Action Plan's Community Needs Assessment Survey, which was conducted in 2020-2021, were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

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

The County received a total of 17 applications for CDBG funding and 1 application for HOME funds. There were 4 requests for home rehab projects, 4 requests for public facilities/infrastructure projects, and 10 public services requests. The County grant review committee met on February 20, 2025 to determine which CDBG projects to recommend to the Commission for funding. The HOME Review Committee, which is separate from the CDBG Review Committee, met on March 5, 2025 and decided since there was only 1 application for funding to fund no projects in 2025 and carry the money forward to the 2026 program year in order to fund a more substantial affordable housing project. On June 3, 2025 the County's 5 year Consolidated Plan and 2025-2026 Annual Action Plan were approved by the Commission.

The Process

PR-05 Lead & Responsible Agencies - 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
HOME Administrator	DAVIS COUNTY	Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Davis County Community & Economic Development Department

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

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(l)).

Davis County works directly with its cities, non-profit agencies, public health, mental health, Human Services Cabinet, Local Homeless Council and other service agencies within the County for their feedback and suggestions. The County has incorporated many of the suggestions into the 2025-2029 Consolidated Plan and PY25-26 Annual Action Plan.

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	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 officials provided valuable information regarding homeless families and youth and the challenges related to housing homeless youth. The school district also provided insight as to the work they are doing with the teen resource centers and new teen living center.
2	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
	What section of the Plan was addressed by Consultation?	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?	Consult regularly with the Sheriff's Office on what they are seeing with the homeless population of Davis County (e.g. where homeless individuals are found and drivers of homelessness from the conversations they have with individuals).
3	Agency/Group/Organization	Safe Harbor (Davis Citizens Coalition Against Violence)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans 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 County regularly consults with Safe Harbor on the needs of survivors of domestic violence including risk factors for domestic violence and housing needs for those that they serve.
4	Agency/Group/Organization	Bountiful Community Food Pantry
	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 Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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 County regularly meets with Bountiful Community Food Pantry representatives who provide valuable information regarding food insecurity and also housing/homelessness needs since the population they work with are often struggling with their living situation.
5	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 Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management 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?	Davis County Health Department officials provided valuable information regarding homeless families and youth as well as the needs of elderly persons and persons with disabilities.

7	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, Lantern House quickly grew to include overnight shelter services and provides services to many former Davis County residents. Lantern House provided valuable insight on the homeless population from Davis County that they serve.
8	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?	County representatives meet regularly with agency leadership to discuss a variety of issues mostly as they relate to homelessness. The county gained valuable insight on what seems to be the most effective strategies for preventing homelessness and serving those who are currently homeless.
9	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 they provide mental and behavioral health assistance to roughly 10,000 deserving individuals who have the courage to seek help. Through attentive care from our many qualified providers, clients report over 90% overall satisfaction, with nearly 87% confirming improved lives due to help received at one of our many Davis County facilities.
10	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 - Salt Lake Valley
	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?	Salt Lake Valley Habitat for Humanity is a nonprofit organization that strives to help local low-income families have a place to call home. Davis County is providing funding to Habitat for Humanity to run a critical home repair program for the County and regularly consults with them to understand the needs of individuals who may be housing burdened or housing insecure.
12	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?	The Department of Workforce Services 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 and 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 83, 516 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 34,062 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 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 regularly provides insights on economic development and workforce development strategy for low-moderate income individuals and families. They also provide insight into the educational needs of the County's major employers so that the County can work with them to help low-moderate income individuals get training to compete for higher paying jobs.

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

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

On November 19, 2024, Davis County issued a public notice soliciting applications for PY 2025-2026 CDBG and HOME projects. A separate CDBG and HOME trainings were held on December 17, 2024 for agencies, units of local government and others interested in applying for 2025-2026 grant funds. The County opened applications on Neighborly on January 6, 2025 and closed applications on February 7, 2025. The County's CDBG grant review committee met on February 20, 2025 to review applications and the HOME Review Committee met on March 5, 2025.

On February 20, 2025, the County published a public notice for a public hearing on the development of the 2025-2026 annual action plan. A public hearing was held on March 11, 2025 and three individuals came to talk about their requests for CDBG funding. A roster of attendees to the public hearing along with a summary of their comments is attached.

On April 29, 2025 a second notice for a public hearing on the 2025-2026 proposed Consolidated Plan and final annual action plan was published. A second public hearing was held on June 3, 2025. No comments were received.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: SPANISH Non-targeted/broad community	Davis County issued public notice in English and Spanish in the Standard Examiner on 11/19/2024 of the notice of funds availability (NOFA) for PY2025 CDBG and HOME programs with a mandatory technical training held 12/17/2024 with applications due 2/7/25.	No Comments Received		www.standard.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Davis County sent out public notice in English and Spanish via email on 11/19/2024 of the notice of funds availability (NOFA) for PY2025 CDBG and HOME programs with a mandatory technical training held 12/17/2024 with applications due 2/7/25. The email was sent to local non-profits and cities with a request to disseminate to those they serve.	No Comments Received		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Davis County issued public notice in English and Spanish on the State of Utah Public Notice website on 11/19/2024 of the notice of funds availability (NOFA) for PY2025 CDBG and HOME programs with a mandatory technical training held 12/17/2024 with applications due 2/7/25.	No Comments Received		https://www.utah.gov/pmn/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Davis County issued public notice in English and Spanish on the County's CED website on 11/19/2024 of the notice of funds availability (NOFA) for PY2025 CDBG and HOME programs with a mandatory technical training held 12/17/2024 with applications due 2/7/25.	No Comments Received		https://www.daviscountyutah.gov/ced/grants-and-community-development

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On February 20, 2025, Davis County published notice of a public hearing in the Standard Examiner to be held on March 11, 2025 to receive comments on the development of the 2025-2026 Annual Action Plan.	No Comments Received		www.standard.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On February 20, 2025, Davis County sent an email notice of a public hearing to be held on March 11, 2025 to receive comments on the development of the 2025-2026 Annual Action Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve.	No Comments Received		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On February 20, 2025, Davis County published notice of a public hearing on the State of Utah Public Notice website to be held on March 11, 2025 to receive comments on the development of the 2025-2026 Annual Action Plan.	No Comments Received		www.pmn.utah.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On February 20, 2025, Davis County published notice of a public hearing on the County's CED website to be held on March 11, 2025 to receive comments on the development of the 2025-2026 Annual Action Plan.	No Comments Received		https://www.daviscountyutah.gov/ced/grants-and-community-development

9	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The County held a public hearing in conjunction with the County Commission meeting on March 11, 2025. The public hearing was noticed in the Standard Examiner, the County's website, the County Administration building, the State of Utah Public Notice website and emailed out to non-profits and cities. The intent of the hearing was to inform persons of the anticipated amount of federal assistance the	Three individuals made comments during the public hearing. The Executive Director of Safe Harbor, Todd Hixon, commented on their crisis center, its partnership with the County, and the services it provides, all of which are possible through the CDBG program. He further commented that Safe Harbor completed an expansion of their transitional		
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			County will receive for PY2025-2026 and receive comments on the types of projects the County should consider as they work to develop their 2025-2026 Annual Action Plan. Three comments were received.	housing, adding 14 additional units to their already existing 10, and the need for funding to complete a parking lot expansion. Emileigh Hillstead, also from Safe Harbor, commented that they applied for a CDBG grant to fund a residential advocate position and that the position focuses on answering a 24-hour crisis hotline and helping those housed at the		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				shelter. Carin Crowe from Habitat for Humanity expressed gratitude for the County's CDBG funds for the Home Rehab program and said they have invested \$170,000 in Davis County with plans to invest an additional \$130,000.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On May 14, 2025, Davis County published notice of a 30 day public comment period and a public hearing on June 17, 2025 on the State of Utah Public Notice website for the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. The notices were published in English and Spanish.	No Comments Received		www.pmn.utah.gov

11	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On May 14, 2025, Davis County published notice of a 30 day public comment period and a public hearing on June 17, 2025 on the Davis County Community and Economic Development website for the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. The notices were published in English and Spanish. The notices were published in English and Spanish.	No Comments Received		https://www.daviscountyutah.gov/ced/grants-and-community-development
12	Internet Outreach	Minorities	On May 14, 2025, Davis	No Comments Received		

		Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	County sent an email notice of a 30 day public comment period and public hearing to be held on June 17, 2025 to receive comments on the developed 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. The email was sent to a broad list of non-profit organizations and cities with a request to share with those they serve. English and Spanish version of the notice were included in the email.			
13	Newspaper Ad	Non-English Speaking -	On May 14, 2025, Davis	No Comments Received		www.standard.net

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Specify other language: Spanish Non-targeted/broad community	County published notice of a 30 day public comment period and public hearing to be held on June 17, 2025 in the Standard Examiner to receive comments on the developed 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. The notice was published in English and Spanish.			

14	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The County held a public hearing in conjunction with the County Commission meeting on June 17, 2025. The public hearing was noticed in the Standard Examiner, the County's website, the County Administration building, the State of Utah Public Notice website and emailed out to non-profits and cities. The intent of the hearing was to receive feedback on the County's 2025-2029 Consolidated Plan and 2025-	No Comments Received		https://www.youtube.com/watch?v=-0x8jTmfwmk
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			2026 Annual Action Plan.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

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

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

HUD-Adjusted Median Family Incomes (HAMFI)

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

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

Income Category

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

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

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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

Table 7 - Number of Households - Key Terms

Housing Needs Summary Tables

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

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

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

Table 8 – Housing Problems Table

Data 2016-2020 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	0	0	0	0	0	0	0	0	0	0
Having none of four housing problems	0	0	0	0	0	0	0	0	0	0
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 9 – Housing Problems 2

Data Source
Comments:

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	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 10 – Cost Burden > 30%

Data Source
Comments:

4. Cost Burden > 50%

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

Table 11 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

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

	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
Multiple, unrelated family households	0	10	10	0	20	0	0	0	0	0
Other, non-family households	0	0	15	15	30	0	0	0	0	0
Total need by income	35	120	204	73	432	70	74	149	29	322

Table 12 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

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

Table 13 – Crowding Information – 2/2

Data Source
Comments:

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

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

Single household key data points;

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

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

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

Domestic Violence

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

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

In 2020, Safe Harbor;

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

Disability

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

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

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

What are the most common housing problems?

Most common housing problems for renters:

- 2,255 low- to moderate-income (LMI) renter households with housing cost burden greater than 30% (and none of the other problems)
- 1,836 LMI renters with housing cost burden greater than 50% (and none of the other problems)
- 470 LMI renters with substandard housing
- 348 LMI renters with overcrowding
- 59 LMI renters with severe overcrowding

Most common housing problems for homeowners:

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

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

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

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

WHICH HOUSEHOLDS CAN HAVE WORST-CASE NEEDS?

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

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

PRIORITY PROBLEMS TRIGGER WORST-CASE NEEDS

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

1. *Severe rent burden* means that a renter household is paying more than one-half of its income for gross rent (rent and utilities).

2. *Severely inadequate housing*, which refers to units having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance

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

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

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

Who is considered homeless?

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

Although the amount of housing one can afford may vary from one household to the next, socially equitable means of shelter is generally understood as a fundamental human right. Nonetheless, finding affordable housing in a suitable surrounding fulfills much more than a basic need for Utah's families. **Unaffordable housing affects a household's budget, leaving less to pay for food, utilities, transportation to work, health, and child care and reducing savings for emergencies, retirement, and other opportunities.**

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

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

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

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

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

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

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

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 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

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	2,969	834	0
White	2,224	654	0
Black / African American	35	0	0
Asian	35	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	510	150	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,769	2,070	0
White	3,159	1,755	0
Black / African American	25	0	0
Asian	0	60	0
American Indian, Alaska Native	4	20	0
Pacific Islander	40	0	0
Hispanic	515	190	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,675	8,000	0
White	4,130	7,090	0
Black / African American	0	40	0
Asian	93	39	0
American Indian, Alaska Native	20	25	0
Pacific Islander	50	100	0
Hispanic	389	598	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,448	8,194	0
White	1,248	7,293	0
Black / African American	0	0	0
Asian	109	200	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	80	559	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

Discussion

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

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

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

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

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

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

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 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 "2025 County Health Ranking Key Report" by the Robert Wood Johnson Foundation found that "9% of households have severe housing problems and are just one unforeseen event – an illness, job loss, financial crisis, or even a drop-in hour at work – from losing their home. The risk for homelessness is especially high for low-income families spending more than half of household income on housing costs. Families that face insecure housing, forced moves, or homelessness are more likely to experience poor mental or physical health and preventable hospitalizations. For children in these families, experiencing homelessness can also be harmful to brain and body function and development, with lifelong and cumulative negative health outcomes for the child, the family, and the community."

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,269	1,515	0
White	1,674	1,215	0
Black / African American	35	0	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	405	255	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,615	4,259	0
White	1,390	3,549	0
Black / African American	0	25	0
Asian	0	60	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	40	0
Hispanic	205	505	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,094	11,560	0
White	985	10,225	0
Black / African American	0	40	0
Asian	34	100	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	150	0
Hispanic	80	899	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	251	9,384	0
White	236	8,293	0
Black / African American	0	0	0
Asian	0	305	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	15	624	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

Discussion

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

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

Housing cost burden is pervasive throughout Davis County. **Over 35.2% of extremely low- to moderate-income households (0 - 80% AMI) in Davis County are experiencing a severe housing problem.** These 5,229 households are at a higher risk of experiencing homelessness and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

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

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 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	58,384	8,990	4,541	284
White	52,870	7,690	3,775	189
Black / African American	340	25	35	0
Asian	768	263	0	4

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	149	28	0	0
Pacific Islander	285	90	10	0
Hispanic	3,234	849	590	90

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

Discussion

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

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

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

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

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

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

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

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

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

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

The DCHA offers the following programs:

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

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

Totals in Use

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

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							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
# of Families requesting accessibility features	0	82	154	990	0	987	3	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The waitlist is currently over two years long and is currently closed. Davis County Housing Authority could not provide information on the types of families now on the waiting list. DCHA reports that the most pressing issue for persons currently on the waiting list is housing affordability. Current public housing residents and Housing Choice Voucher holders continue to struggle with the prospect of

housing affordability if they are no longer eligible for HUD programs due to an increase in income or other circumstances that make them ineligible to participate. Families feel increased stress as they face unknown housing stability in the future and see the rising cost of housing.

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

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

Discussion

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

NA-40 Homeless Needs Assessment - 91.405, 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 30-February 1, 2025**, 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)	3	13	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	43	6	0	0	0	0
Chronically Homeless Individuals	15	2	0	0	0	0
Chronically Homeless Families	0	0	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 PY2023, 141 persons exited permanent housing (2 Years Prior)

- 10 persons returned to homelessness in less than 6 months
- 2 persons returned to homelessness from 6-12 months
- 4 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 2024 Point-in-Time Count (PIT) identified 8 children who were survivors of domestic abuse and receiving shelter. There were no unsheltered youth in the 2024 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 2024 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 2024 PIT Count provided information on the utilization rate of each of these services.

- 19 persons at the Safe Harbor Domestic Violence Shelter with a total of 35 beds available. The utilization rate for domestic violence beds was 70%.
- 65 persons were receiving rapid re-housing services and with a utilization rate of 100%.
- 9 persons were in transitional housing/domestic violence with 36 beds available. The utilization rate for transitional housing is 81%.

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

Discussion:

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

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

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

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

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

Gap 3: Case Management

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

Gap 4: Diversion, Prevention and Outreach Services

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

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

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

Gap 6: Available Transportation

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

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

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

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

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

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

In 2020, 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 2020, 85% of newly diagnosed HIV infections were reported along the Wasatch Front; 65% 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. *2020: Annual HIV Surveillance Report*, Utah Department of Health - Bureau of Epidemiology

Key data points

- Davis County has 197 persons living with diagnosed HIV in 2020.
- Davis County had 12 people diagnosed with HIV in 2018.

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

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Davis County consists of 630 square miles.

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

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

The Housing Market Analysis provides information on:

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

The Kem C. Gardner Policy Institute at the University of Utah provided a research brief in February 2023 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 - Utah has a long history of volatile but generally increasing housing prices. Typically, the rate of increase accelerates over several quarters, establishing a peak followed by a period of slower increases. In the price cycles of the 1990s and 2000s, Utah led the country in housing price increases for a few quarters. Year-over prices seldom decline. However, declines have occurred, most notably during the Great Recession when year-over prices fell for 15 consecutive quarters. The current cycle growth rate peaked in the second quarter of 2021 with a year-over percentage increase of 28.3%. Price increases continue decelerating, slowing to a 10.7% year-over increase in the third quarter of 2022. The median sales price of a home in Utah increased from \$336,300 in February 2020 to \$500,000 in February 2022.

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 5.7 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 rising home prices coupled with higher interest rates - Over 12 months, the median sales price of a single-family home in the four Wasatch Front counties rose from \$522,000 to \$550,000. During the same period, the 30-year mortgage interest rate increased from 3.07% to 6.90%. Driven primarily by higher interest rates, the monthly mortgage payment increased from \$2,921 to \$4,276, a 46% increase in a single year. Given these assumptions, the 46% increase would apply to homes at all price levels, above or below the median price. Using the standard rule that a mortgage payment should not exceed 30% of gross income, the income required to finance the median price home jumps from \$125,185 in 2021 to \$183,257 in 2022.

Affordability worsens for Renters - Compounding the affordability challenge, over the past five years, the median income of renters grew by 19% (U.S. Census Bureau) while rents in the Wasatch Front counties increased at roughly double that rate (see Table 26.3). That is, Wasatch Front rental rates grew twice as fast as renters' income. In the past year alone, rental rates in Davis County increased by (7.3%).

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 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 2016-2020 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 (91%) and apartment complexes of 2-19 more units (15%).
- Most owner-occupied (99%) and rental units (84%) have two or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	75,422	91%
1-unit, attached structure	3,510	4%
2-4 units	1,186	1%
5-19 units	714	1%
20 or more units	126	0%
Mobile Home, boat, RV, van, etc	2,247	3%
Total	83,205	100%

Table 28 – Residential Properties by Unit Number

Alternate Data Source Name:

CPD MAPS Report

Data Source Comments:

Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	75,422	90.65	6,933	29.01	84,498	76.38
1-unit Attached	3,510	4.22	2,218	9.28	5,862	5.30
2 to 4 Units	1,186	1.43	4,913	20.56	6,450	5.83
5 to 19 Units	714	0.86	4,448	18.61	5,495	4.97
20 or More Units	126	0.15	4,689	19.62	5,200	4.70
Other (mobile home, RV, etc.)	2,247	2.70	698	2.92	3,117	2.82
Total	83,205	23,899	110,622			
2011-15 ACS						

Table 29 - For Davis County - Number and percentage of occupied housing units by structure type

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	194	0%	589	2%
1 bedroom	449	1%	3,266	14%
2 bedrooms	5,586	7%	9,454	40%
3 or more bedrooms	76,976	93%	10,590	44%
Total	83,205	101%	23,899	100%

Table 30 – Unit Size by Tenure

Data Source Comments:

Number and percentage of occupied housing units by bedrooms	Number	Percentage
No bedroom	1,053	0.98
1 bedroom	4,117	3.84
2 bedrooms	15,658	14.62
3+ bedrooms	89,794	83.84
Total	107,104	
2011-15 ACS		

Table 31 - For Davis County - Number and percentage of occupied housing units by bedrooms

Number and percentage of renter-occupied housing units by bedrooms	Number	Percentage
No bedroom	589	2.46
1 bedroom	3,266	13.67
2 bedrooms	9,454	39.56
3+ bedrooms	10,590	44.31
Total	23,899	
2011-15 ACS		

Table 32 - For Davis County - Number and percentage of renter-occupied housing units by bedrooms

Number and percentage of owner-occupied housing units by bedrooms	Number	Percentage
No bedroom	194	0.23
1 bedroom	449	0.54
2 bedrooms	5,586	6.71
3+ bedrooms	76,976	92.51
Total	83,205	
2011-15 ACS		

Table 33 - For Davis County - Number and percentage of owner-occupied housing units by bedrooms

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.

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

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

Housing Market Conditions Summary

The home sales market in Davis County is tight, but easing, with a 3.1-month supply of active home listings in December 2022, up from 0.7 months of supply a year ago. During the 12 months ending November 2022, total home sales decreased 22 percent year over year to 14,450 homes sold. Sales price growth was strong, with the average home sales price increasing 15 percent to \$503,800

Homebuilding, as measured by the number of homes permitted, averaged 1,375 homes a year from 2012 through 2019. Approximately 3,400 single-family homes were permitted during the 12 months ending December 2022, compared with 4,225 homes during the previous 12 months (preliminary data).

The rental market in Davis County is more balanced than tight. The overall apartment rental market has a current estimated vacancy rate of 10.9 percent during the fourth quarter of 2022, up from 5.5 percent a year earlier. The average apartment rent was up 4 percent, to \$1,393 during the fourth quarter of 2022. Apartment rents rose an average of 5 percent per year between the fourth quarters of 2016 and 2020. Rent growth during this period can be partially attributed to newer, more expensive units entering the market. Multifamily construction activity, as measured by the number of multifamily units permitted, has generally been at high levels since the mid-2010s and reached a record high in 2021. A

sharp increase in the apartment vacancy rate along with increasing construction costs and rising interest rates, however, have slowed the pace of construction in the past year. During 2022, approximately 2,350 multifamily units were permitted in the metropolitan area, down 28 percent from 3,275 units a year ago (preliminary data).

"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 - 91.410, 91.210(a)

Introduction

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

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

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

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

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

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

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

Cost of Housing

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

Table 34 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	679	0.0%
\$500-999	4,263	0.0%
\$1,000-1,499	5,074	0.0%
\$1,500-1,999	1,754	0.0%
\$2,000 or more	444	0.0%
Total	12,214	0.0%

Table 35 - Rent Paid

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	490	No Data
50% HAMFI	2,021	1,152
80% HAMFI	7,087	7,922
100% HAMFI	No Data	16,618
Total	9,598	25,692

Table 36 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,016	1,108	1,350	1,831	2,229
High HOME Rent	1,016	1,108	1,350	1,831	2,024
Low HOME Rent	966	1,035	1,242	1,435	1,601

Table 37 – Monthly Rent

Data Source Comments:



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Ogden-Clearfield, UT HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,158	\$1,237	\$1,532	\$2,055	\$2,488
FY 2024 FMR	\$1,016	\$1,108	\$1,350	\$1,831	\$2,229

Davis County, UT is part of the Ogden-Clearfield, UT HUD Metro FMR Area, which consists of the following counties: Davis County, UT; Morgan County, UT; and Weber County, UT. All information here applies to the entirety of the Ogden-Clearfield, UT HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

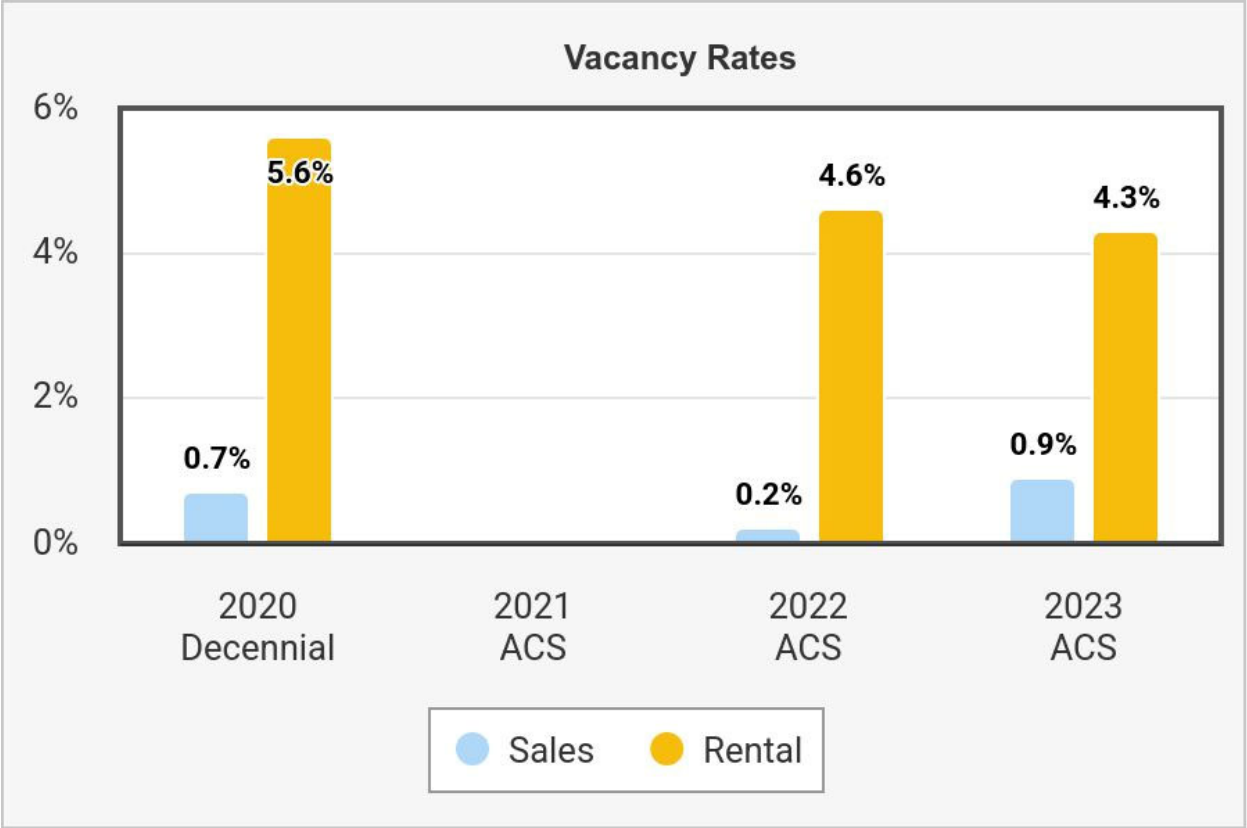
If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

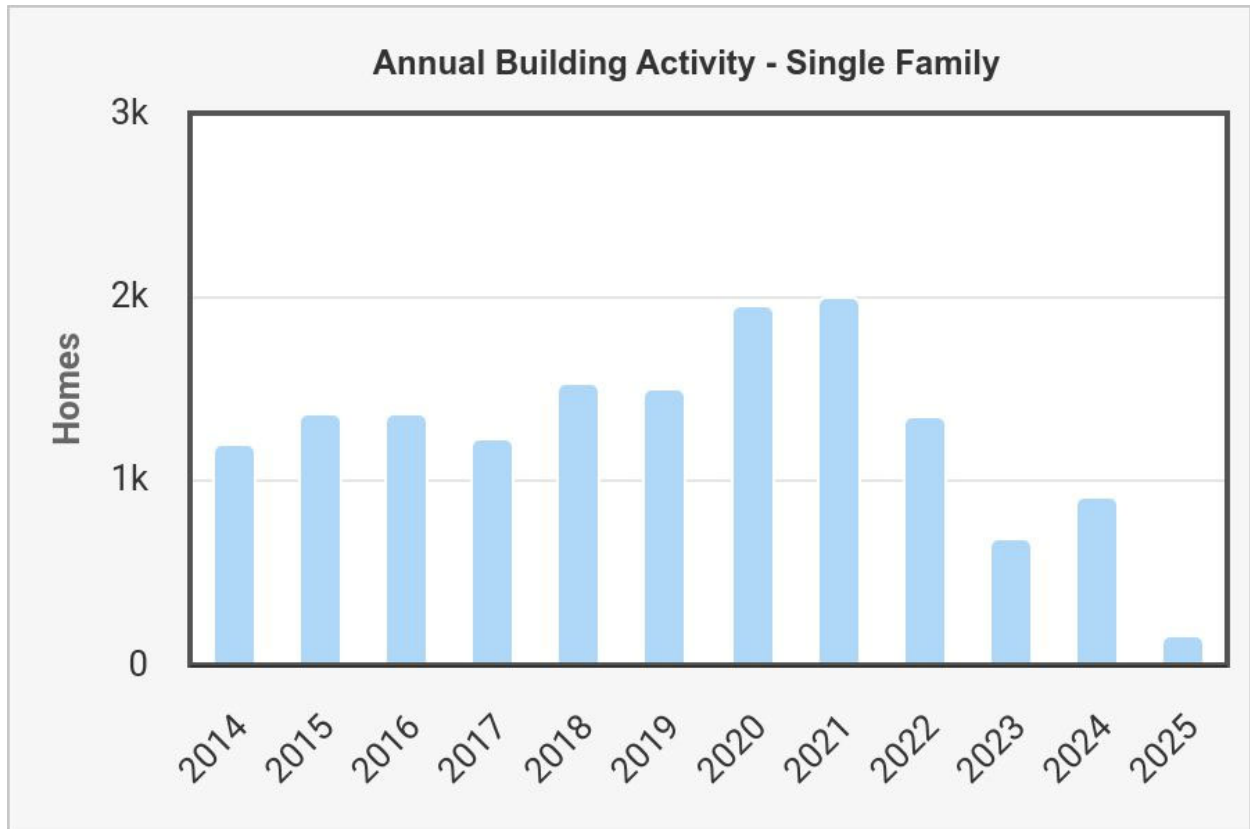
Davis County Fair Market Rent

Ogden-Clearfield, UT HUD Metro FMR Area							
LOW HOME RENT LIMIT	966	1035	1242	1435	1601	1766	1932
HIGH HOME RENT LIMIT	1016	1108	1350	1831	2024	2215	2405
For Information Only:							
FAIR MARKET RENT	1016	1108	1350	1831	2229	2563	2898
50% RENT LIMIT	966	1035	1242	1435	1601	1766	1932
65% RENT LIMIT	1236	1326	1593	1832	2024	2215	2405

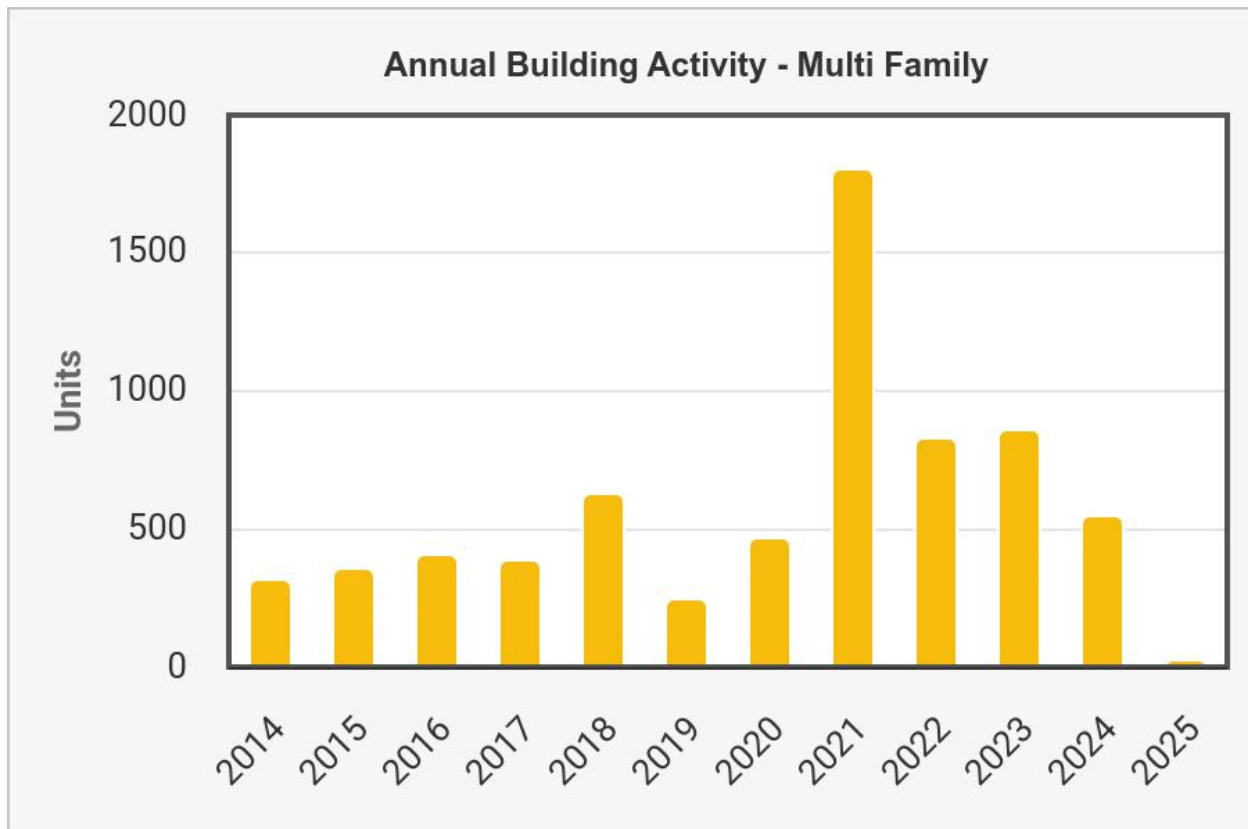
Davis County HOME Rents



Vacancy Rates



Annual Building Activity- Single Family



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 2024 and represents data for Ogden-Clearfield HUD Metro FMR.

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

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

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

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

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

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

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

Discussion

The home sales market in Davis County is tight but easing, with a 3.1-month supply of active home listings in December 2022, down from 0.7 months of supply a year ago.

During the 12 months ending December 2022, home sales totaled 14,450, decreasing 22% from the same period a year earlier. Home prices averaged \$503,800, up 15 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 3,400 single-family homes were permitted during the 12 months ending December 2022, compared with 4,225 homes during the previous 12 months (preliminary data).

The apartment market is more balanced than tight, with a **vacancy rate of 10.5** percent during the fourth quarter of 2022, up from 5.5 percent a year earlier. The average apartment rent was up 4 percent, to \$1,393. Multifamily construction activity, as measured by the number of units permitted, averaged 440 units a year from 2011 through 2019. During the 12 months ending December 2022, approximately 2,475 units were permitted, up from 1,400 units in 2020.

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

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

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

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

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

"The Problem," National Low Income Housing Alliance

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

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

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

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

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,515	16%	4,355	34%
With two selected Conditions	144	0%	415	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	49,715	84%	8,055	63%
Total	59,374	100%	12,825	100%

Table 38 - Condition of Units

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,504	38%	4,274	33%
1980-1999	16,325	27%	3,670	29%
1950-1979	17,473	29%	4,258	33%
Before 1950	3,064	5%	604	5%
Total	59,366	99%	12,806	100%

Table 39 – Year Unit Built

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,537	35%	4,862	38%
Housing Units build before 1980 with children present	11,877	20%	9,294	73%

Table 40 – Risk of Lead-Based Paint

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

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 41 - Vacant Units

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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PLAN_SECTION_ID=[1313801000]>

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

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 **20% for owner-occupied homes** and **73% for renter-occupied homes**. A total of **3,653 rental and owners occupied homes** were constructed before 1950 in Davis County and are the most at-risk properties to have some level of lead-based paint contamination.

Discussion

The State of Utah has made sizable gains in addressing elevated blood lead levels of children. Utah Department of Public Health - Environmental Epidemiology tracks blood test results and works closely with the Utah Lead Coalition. The Utah Lead Coalition comprises 20 public and private partners, including the Davis County Health Department, working to improve lead testing, reporting, and education. In August of 2017, the State of Utah redefined the definition of elevated blood level to reflect the CDC's recommendation of greater than or equal to 5 micrograms per deciliter. Additionally, all children who present for a well-child exam at Intermountain Health Care at ages 1 and 2 are screened for blood lead levels. Many physicians in Davis County are also utilizing Lead Care II Analyzer Kits in their offices to ensure that children are receiving consistent and quick screenings.

MA-25 Public And Assisted Housing - 91.410, 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 42 – 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 27, 2022, and received an inspection score of 75.

Public Housing Condition

Public Housing Development	Average Inspection Score
Davis County - 285 E 1450 N	75

Table 43 - 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 - 91.410, 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, Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons to make the transition to permanent housing and independent living.

The year-round emergency shelter beds and transitional housing beds in Davis County are provided through Safe Harbor for families who have experienced domestic violence. Residents often seek services in Weber County at Lantern House where there are beds available for emergency shelter for families and adults-only on a year-round basis. Davis County has a warming center that operates from October 15th-April 30th that provides overnight shelter during a Code Blue (temperature with wind-chill below 18 degrees). The warming center has 30 beds for individuals. Additionally, the County contracts with Open Doors to provide hotel/motel vouchers to families when a Code Blue is in effect.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	17	10	34	0	0
Households with Only Adults	15	30	2	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 44 - Facilities Targeted to Homeless Persons

Data Source Comments:

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

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

The County is the convener of the Local Homeless Council (LHC) and works with all the parties encouraging collaboration and coordination to manage the homeless issues in the County. Davis County hosts a Human Services Cabinet with directors of support agencies monthly to address homelessness within the County. A 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.

Davis County began operating a Code Blue (temperature with wind chill below 18 degrees) warming center that provides up to 30 beds for individuals experiencing unsheltered homelessness during the 2024-2025 winter months (October 15-April 30). The County also contracts with Open Doors to provide hotel/motel vouchers to families experiencing homelessness when a Code Blue is in effect. Furthermore, the County is working to help facilitate the development of at least 40 permanent supportive housing beds in a mixed income development that is currently being planned in Farmington, UT.

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

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

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

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

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

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

MA-35 Special Needs Facilities and Services - 91.410, 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 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 58 participants in rapid rehousing.

There are no permanent supportive housing projects currently in Davis County. The County is currently working with the local stakeholders and regional partners to create a permanent supportive housing project at the Station Park development in Farmington, UT.

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

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PLAN_SECTION_ID=[1350402000]>

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

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

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

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

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

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Economic conditions, tighter lending requirements, high interest rates, and rising costs of building materials are the most significant barriers to affordable housing in Davis County. The County has seen a dramatic reduction in the development of new single and multi-family housing units which has created supply issues that have caused home prices to skyrocket and rents to jump drastically. The median home price in Davis County is over \$560,000 and median rent price is over \$1,400.

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

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

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

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

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

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

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Trends and Population and Household Trends

Davis County is part of the Ogden-Clearfield metropolitan area, immediately north of the Salt Lake City metropolitan area. **Hill Air Force Base is the largest employer**, with 26,893 military and civilian employees and a \$12.7-billion economic impact statewide in 2024, up by approximately \$1.7 billion dollars from 2023. Defense contractors such as Lockheed Martin and Northrop Grumman are also among the largest employers in Davis County.

Resident employment during the three months ending April 2024 averaged 186,004, up 1.6 percent from the same period a year earlier and slowing from an increase of 3.1 percent during the previous 12 months. Growth in the Federal government subsector supported the recent gain. The **unemployment rate averaged 3.2 percent** in the three month period ending November 2024, up from 2.6 percent a year earlier.

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

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

Economic Development Market Analysis

Business Activity

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

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

Table 45 - Business Activity

Data Source Comments:

MAJOR EMPLOYERS 2023

Davis County

Rank	Company	Industry	Annual Average Employment
1	Dept Of Defense	Federal Government	10000-14999
2	Davis County School District	Public Education	10000-14999
3	Northrop Grumman Corp	Aerospace Manufacturing	2000-2999
4	Smith's Food & Drug	Supermarkets	2000-2999
5	Wal-Mart	Warehouse Clubs/Supercenters	1000-1999
6	Lifetime Products Inc.	Athletic Goods Manufacturing	1000-1999
7	Lagoon Corporation, Inc.	Amusement Parks	1000-1999
8	Intermountain Health Care	Health Care	1000-1999
9	Tanner Memorial Clinic	Health Care	1000-1999
10	Davis County Government	Local Government	1000-1999
11	Farmington Health Center	Health Care	500-999
12	Utility Trailer Manufacturing, LLC	Manufacturing	500-999
13	FedEx	Delivery Services	500-999
14	Catholic Health Initiatives Colorad	Health Care	500-999
15	Davis Hospital & Medical Center	Health Care	500-999
16	AAA	Call Center	500-999
17	Spectrum Academy	Public Education	500-999
18	State Of Utah	State Government	500-999
19	Layton City	Local Government	500-999

Davis County Major Employers

Labor Force

Total Population in the Civilian Labor Force	118,899
Civilian Employed Population 16 years and over	115,845
Unemployment Rate	2.56
Unemployment Rate for Ages 16-24	6.89
Unemployment Rate for Ages 25-65	1.68

Table 46 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	37,580
Farming, fisheries and forestry occupations	4,535
Service	9,154
Sales and office	28,190
Construction, extraction, maintenance and repair	8,195
Production, transportation and material moving	6,049

Table 47 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	107,340	69%
30-59 Minutes	40,417	26%
60 or More Minutes	7,328	5%
Total	155,085	100%

Table 48 - Travel Time

Data Source Comments:

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	4,772	162	2,065
High school graduate (includes equivalency)	25,784	929	8,425

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	47,289	1,014	13,012
Bachelor's degree or higher	55,181	759	9,767

Table 49 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	312	243	608	1,216	530
9th to 12th grade, no diploma	3,769	1,602	1,333	1,997	929
High school graduate, GED, or alternative	11,455	11,048	9,398	14,827	8,302
Some college, no degree	12,077	12,215	12,188	18,387	10,377
Associate's degree	2,452	5,650	5,676	7,878	2,912
Bachelor's degree	2,261	14,149	15,022	16,319	7,577
Graduate or professional degree	57	4,349	7,588	8,790	4,789

Table 50 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,149
High school graduate (includes equivalency)	37,097
Some college or Associate's degree	40,637
Bachelor's degree	55,158
Graduate or professional degree	84,982

Table 51 – Median Earnings in the Past 12 Months

Data Source Comments:

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 \$12.7 billion annually.
- The base is the largest single-site employer in Utah, with more than **26,000 military and civilian employees**.

Freeport Center

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

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

Describe the workforce and infrastructure needs of the business community:

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

Companies growing in the region or looking to relocate will continue to evaluate the cost of housing as a critical metric in attracting and retaining talented staff. Initiatives to create additional affordable workforce housing and maintain affordability are essential to ensuring that Davis County continues to be an attractive place for a skilled workforce to live.

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

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

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

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

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

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

After the unprecedented surge in April 2020, Davis County's unemployment rate dropped to 3.2% in November 2024. 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 4.2% and 3.5% 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 3.2% in November 2024. 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 very low rate of 0.1% in September 2024 year-over-year, Davis County is well below the State of Utah average of 1.1%.

Local Insight – Davis County Snapshot, Utah Department of Workforce Services, September 2024.

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 2024-2028" 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.

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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.



ABOUT THE STATEMENT

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

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

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

SUMMARY OF PERSONNEL

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

EXPENDITURES

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

ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

Annual Value	\$5,682,706,097
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TOTAL ESTIMATED JOBS CREATED

Jobs	65,524
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TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE

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



Hill AFB 2023 Economic Impact

ECONOMIC SNAPSHOT Davis County

Select Area
Davis County



Seasonally Adjusted Unemployment Rate November 2024

3.2%

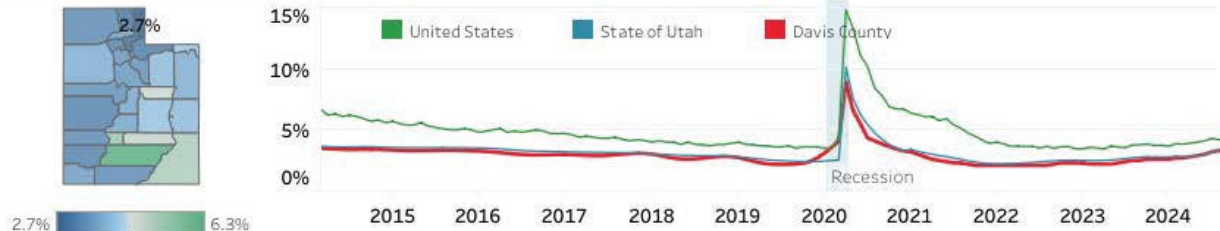
Davis County

3.5%

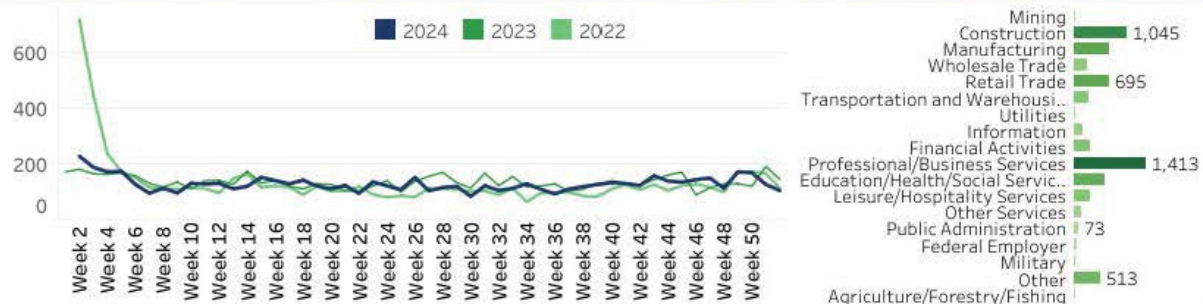
State of Utah

4.2%

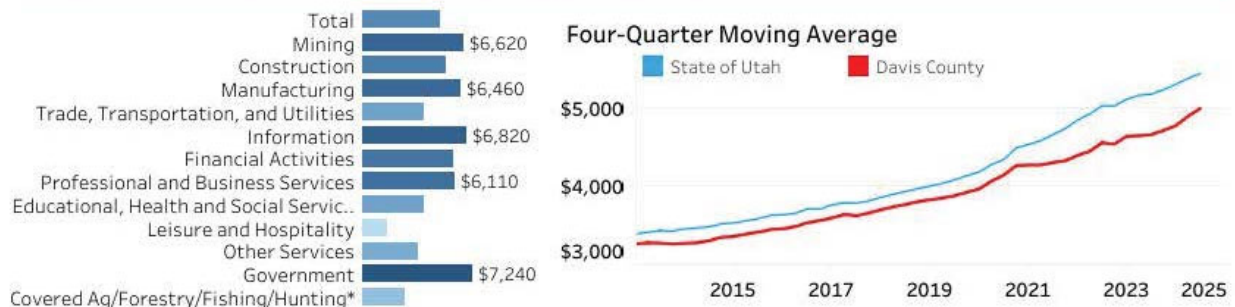
United States



Initial Claims for Unemployment Insurance December 22, 2024 YTD



Average Monthly Wage* Third Quarter 2024



Unemployment & Wages

Davis County's unemployment rate was 3.2% in November 2024. Even though this is a marginal increase from 2023, it is still a sign of a tight labor market. 🟢

Davis County recorded 131.6 weekly unemployment claims on average in 2024, showing a slight 2% drop from the previous year. Construction contributed 16% of claims, with administrative and support services at 12%. 📧

Davis County recorded significant wage growth of 8.5% over the past year, bringing the average monthly wage to \$5,107, among the fastest increases statewide. Government jobs paid the most at \$7,238 per month, supported by a \$1,295 wage increase. 💰

Leisure and hospitality workers saw the lowest paychecks in the third quarter, with average wages of \$1,600 per month, a stark contrast to the higher-paying industries. 💰

*Preliminary. Source: U.S. Bureau of Labor Statistics and Utah Dept of Workforce Services. Updated Feb. 2025, next update May 2025.

Unemployment Davis County



ABOUT THE STATEMENT

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

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

SUMMARY OF PERSONNEL

Category	Personnel
Authorized Active Duty Personnel	5,608
Air Force Reserve / Air National Guard	913
Government Civilians	14,151
Contract Civilians	6,221
TOTAL WORKFORCE:	26,893
Military Dependents	5,660
COMBINED TOTAL:	32,553

EXPENDITURES

Construction	\$246,731,348
Locally Produced Goods and Services	\$4,029,629,104
Local Purchases Produced Elsewhere (local effect)	\$46,522,304
Other Spending – Local Hotel and Restaurant Spending by Traveling Personnel	\$8,676,487
TOTAL:	\$4,331,559,242

ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

Annual Value	\$6,309,673,840
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TOTAL ESTIMATED JOBS CREATED

Jobs	67,046
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TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE

Category	Amount
Annual Government Payroll	\$2,122,186,501
Annual Expenditures	\$4,331,509,576
Estimated Indirect Economic Impact	\$6,309,673,840
GRAND TOTAL:	\$12,763,369,917



Hill AFB 2024 Economic Impact

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 8/21/2023.

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

Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 8/21/2023.

Are there any community assets in these areas/neighborhoods?

Davis County has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 8/21/2023.

Are there other strategic opportunities in any of these areas?

Davis County has the smallest land area of all of Utah's 29 counties, and yet due to its location in the heart of the Wasatch Front, it has the third-largest county population. All of that population is sandwiched into the buildable area between the Wasatch Mountains and the Great Salt Lake. Davis County acknowledges that the main purpose of municipalities is to provide urban services and a public voice in local affairs. The role of the County should be to coordinate and assist the municipalities in addressing issues of regional significance. (*Davis County Resource Management Plan, 2022*)

Davis County consists of 630 square miles.

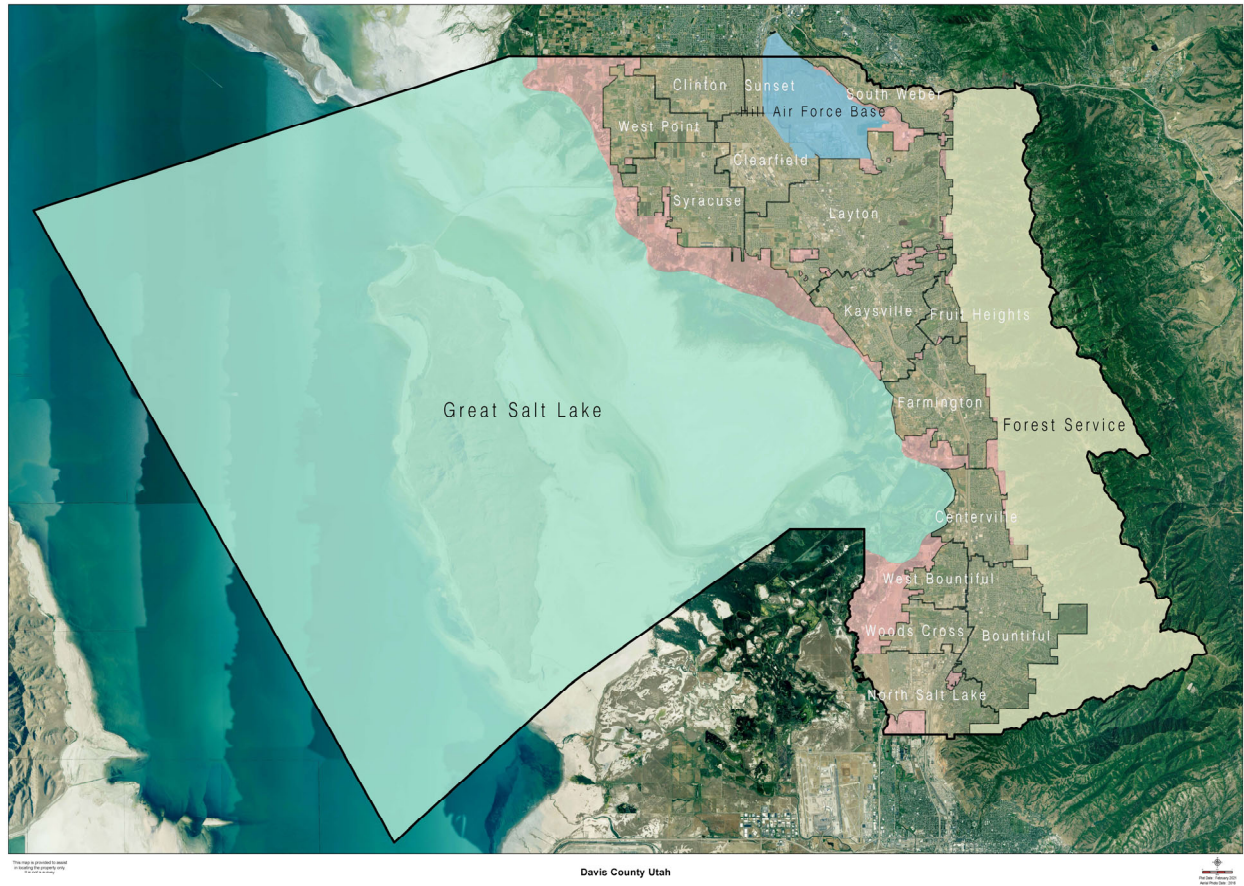
- The Great Salt Lake comprises 335 square miles
- US Forest Service manages 42 square miles
- Incorporated municipalities manage 244 square acres
- Davis County manages 13 square acres of unincorporated land

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

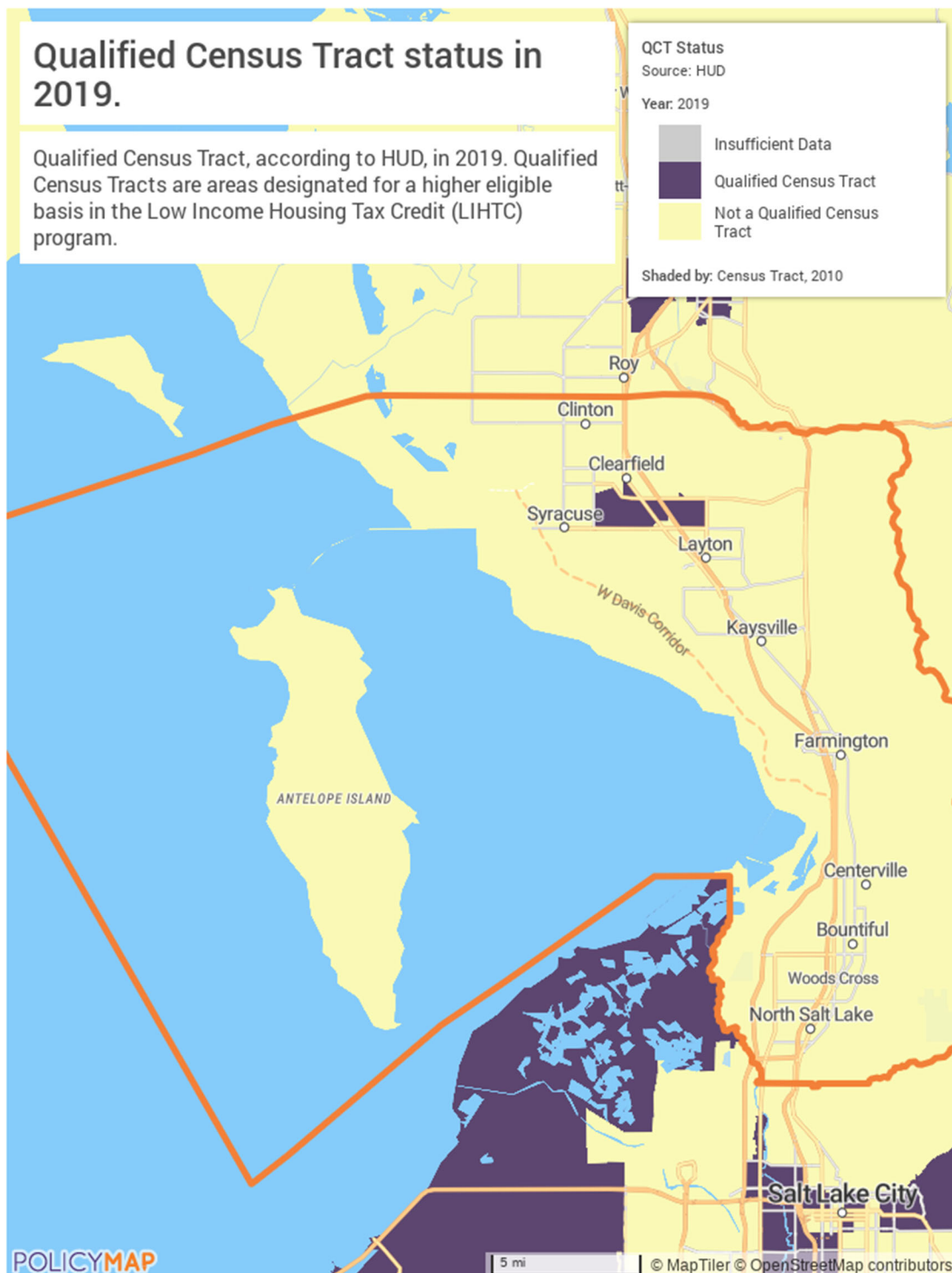
In the past few years, Davis County has shifted the responsibility of land-use planning in unincorporated areas to the adjoining incorporated municipalities because the County does not provide utilities in unincorporated areas. New developments must receive permission to connect to utilities provided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

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

There are several pockets of completely developed neighborhoods located within unincorporated Davis County. **These areas are being annexed rapidly into the adjoining municipalities, and the County does not foresee any redevelopment opportunities before total annexation occurs.** (*Davis County Resource Management Plan, 2022*)



Davis County Unincorporated Land



Davis County LIHTC Qualified Census Tracts

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

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

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

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

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

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

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

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

Key findings:

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

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

The FCC Fixed Residential Broadband Providers Map displays data showing the number of providers reporting residential fixed broadband in Davis County. The map shows over 5-9 providers available throughout the county, with the most recent data from June 2024 with >25/3 Mbps. The County has complete broadband coverage and a variety of providers.

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

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

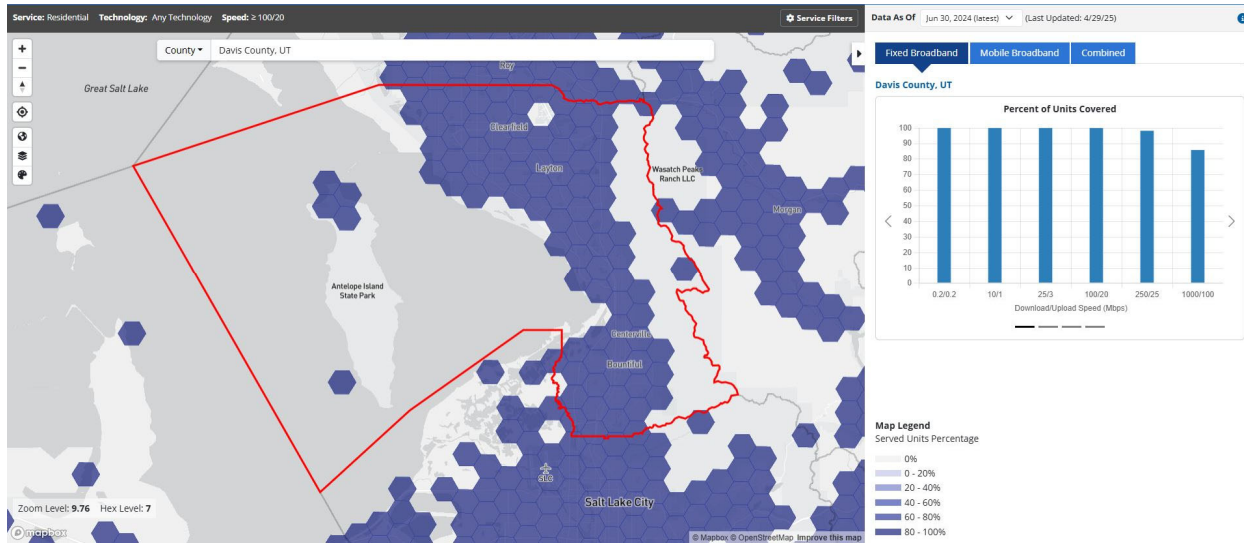
Additionally, several cities in Davis County are owners of **UTOPIA (Utah Telecommunication Open Infrastructure Agency)**. Utopia Fiber is a group of 11 Utah cities joined together in 2004 to build, deploy, and operate a fiber-to-the-home (FTTH) network to every business and household within their communities.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

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

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

- Distance education

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



Davis County Broadband Map

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

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

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

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

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

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

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

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

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

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

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

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

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

Davis County Natural Hazard Analysis

Davis County Natural Hazard Analysis

Flooding

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

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

Mudslides

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

High Winds

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

Fires

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

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

Davis County Emergency Operations Plan - Hazard Analysis

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

- Comprehensive community surveys and meetings
- Interview and consultation with area stakeholders
- Consultation with cities within Davis County, adjacent counties, and state government departments
- Staff recommendations
- Results of previous monitoring of subrecipients
- Davis County Impediments to Fair and Affordable Housing Draft (2021)
- Davis \$ Health Community Health Needs Assessment - (2023)
- Davis County Community Health Improvement Plan (2024-2028)
- Davis County Emergency Operations Plan
- Davis Count Market at a Glance, HUD PD&R / Economic & Market Analysis Division (2021)
- Comprehensive Economic Development Strategy 2023-2028 (CEDS) Wasatch Front Economic Development District
- Utah Department of Health, Annual HIV Surveillance Report (2021)
- State of Utah Strategic Plan on Homelessness (2023)
- State of Utah Annual Report on Homelessness (2023)
- State of Utah Affordable Housing Report (2024)
- Envision Utah, How We Grow Matters (2023 Annual Report)
- Olene Walker Housing Loan Fund Report (2023)
- Wasatch Choices 2050, A Four County Land-Use and Transportation Vision
- Workforce and Innovation Opportunity Act (WIOA), Utah's Plan (2024-2028)
- HUD Annual Homeless Assessment Report (2024)
- HUD Worst Case Housing Needs (2023)
- Policy Map, Community Profile (2022)
- HUD Community Resiliency Kit (2023)
- Community Housing Assessment Strategy (CHAS) data
- American Housing Survey (AHS) data
- American Community Survey (ACS) 2016-2020 5-Year Estimates

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 52 - 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 state

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.

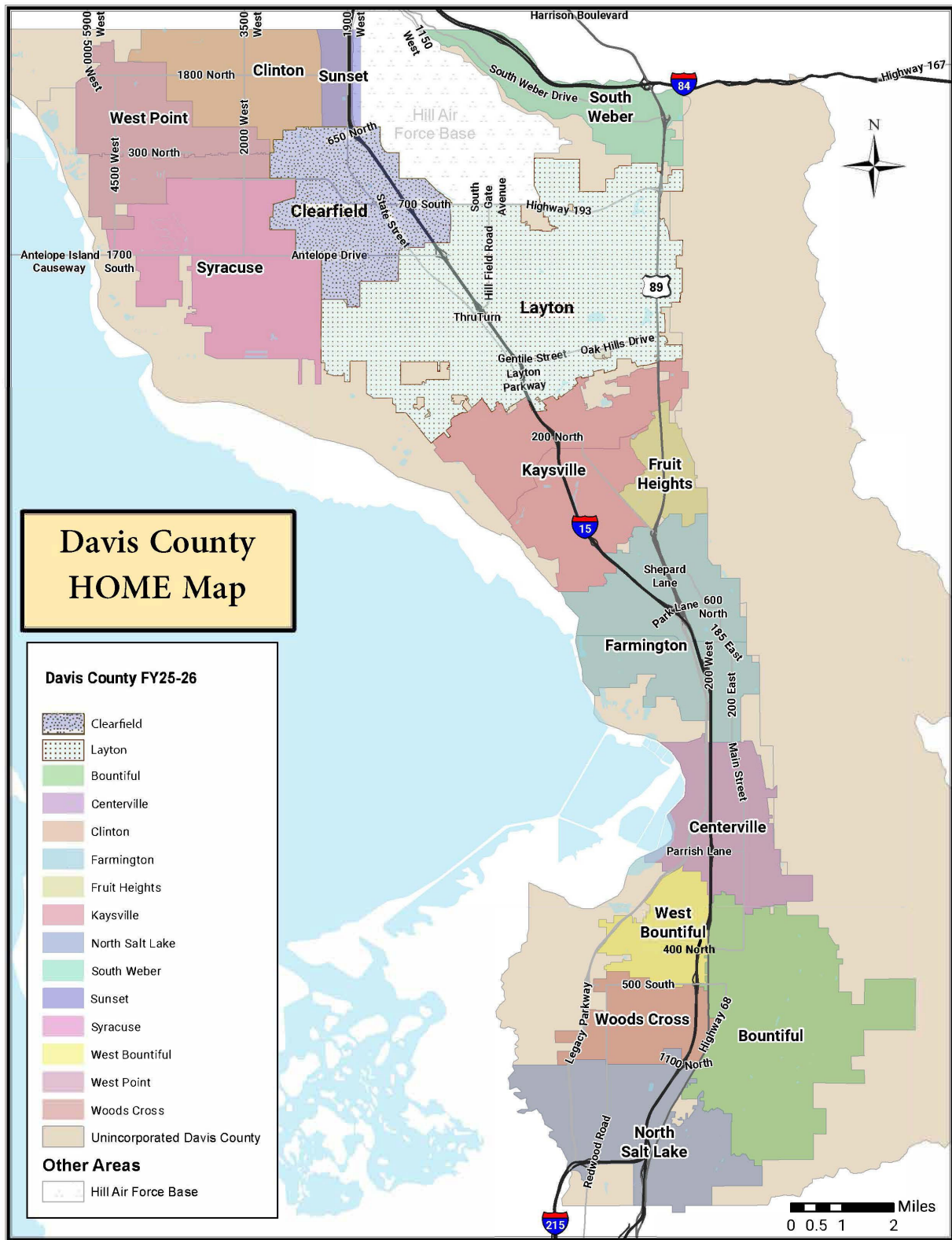
The County's CDBG funding will be spent throughout the unincorporated portions of the County and the in the communities of;

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

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

The cities of Clearfield and Layton are entitlement jurisdictions within the County and receive their own CDBG funding, so CDBG projects will generally not be undertaken in these communities except under limited circumstances.

The Davis County HOME Consortium funding, however, will be spent throughout the entirety of Davis County including Layton and Clearfield who joined the HOME Consortium. Affordable Housing projects will be prioritized in communities that make the most sense.



HOME Map

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Provide Decent Affordable 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	Administration Housing

	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 affordable housing includes a spectrum of solutions including new construction, rental assistance, rehab/repair, renovation, housing financial assistance, infrastructure development, and land acquisition.
	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

	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	Administration Housing Public Facilities and Improvements Public Services
	Description	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.

	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. 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	Administration Public Services

	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 - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Davis County acknowledges the high need for decent, affordable housing within the county. The County will receive its first HOME allocation in July 2025 and may prioritize a TBRA program. However, there is a serious shortage in the supply of affordable housing in Davis County and will most likely opt for large, affordable multi-family housing developments and preserving existing deed-restricted properties with its HOME and CDBG funds.
TBRA for Non-Homeless Special Needs	Davis County may prioritize TBRA for non-homeless special needs populations, however, the serious supply shortage of affordable housing for all populations makes it unlikely that the County will focus solely on the non-homeless special needs population.
New Unit Production	Davis County is planning to use CDBG and HOME funds to incentive larger, affordable multi-family housing developments in areas throughout the County.
Rehabilitation	Davis County is partnering with Habitat for Humanity of the Greater Salt Lake Area to offer a Critical Home Repair Program that will help low/moderate income households make needed home repairs to single family homes.
Acquisition, including preservation	One of the Counties primary housing priorities will be to preserve expiring deed-restricted properties through acquisition. Additionally, the County may start using CDBG and HOME funds to acquire land where affordable multi-family housing can be constructed.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Davis County prioritized goals and objectives for using CDBG and HOME funding to strategically and effectively benefit low- and moderate-income residents by increasing decent affordable housing, creating a suitable living environment, and expanding economic opportunities. When the consolidated plan and annual action plan was drafted and made available for public review and comment, Davis County had not yet received notice of its 2025-2026 program year annual allocation, so the below amounts are estimates and may change depending on final allocations from HUD. Davis County anticipates that all activities/projects will be funded at the amounts that are included in the draft consolidated plan and annual action plan that was made available for public review and comment. If the amounts allocated to Davis County for the CDBG and HOME programs are less than the below amounts, each funded project will be reduced by a proportionate amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	893,189	0	292,952	1,186,141	3,572,756	Davis County anticipates an annual allocation of approximately 893,189.00. Additionally, the County will utilize approximately \$292,952.37 in prior year funds to accomplish its community development goals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	519,742	0	0	519,742	2,078,968	Davis County anticipates an initial allocation from HUD of approximately \$519,742.00 and a potential contribution of \$230,258.00 from the State of Utah. In years that congress appropriates less than \$1.5 billion to the HOME Investment Partnership the County is only required to have \$500k in the initial program year. The County met with the State of Utah in late 2023 to request that the state provide additional HOME funds to get to the minimum required \$750,000 1st program year allotment for years that congress appropriates \$1.5 billion or more. The state approved the allotment of HOME funds to Davis County, and although the County isn't required to have \$750k in its initial year, the County is requesting that the State of Utah provide the funds anyways to help with a potential affordable housing development that the County is working toward.

Table 55 - 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. ON HOME projects a minimum 25% match will be required of all subrecipients. All projects that will be funded in the 2025-2026 program year have matching funds from either private, state or local sources.

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

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

Discussion

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

SP-40 Institutional Delivery Structure - 91.415, 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	Homelessness 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	Homelessness Non-homeless special needs Rental public services	Region
Habitat for Humanity - Salt Lake Valley	Subrecipient	Non-homeless special needs Ownership public services	Region
Davis Behavioral Health	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Davis Technical College	Subrecipient	Homelessness Planning public services	Region
PARC Community Partnership	Subrecipient	Non-homeless special needs public services	Region
Davis School District	Public institution	Homelessness Non-homeless special needs Planning public services	Region
Davis County Health Department	Government	Homelessness Non-homeless special needs Planning public facilities public services	Region
Friends of Switchpoint	Subrecipient	Homelessness Non-homeless special needs Planning Rental public services	Region
South Davis Water District		neighborhood improvements public facilities	

Table 56 - 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 and HOME programs both internally and working with external partners. The County has new relationship with Habitat for Humanity of the Greater Salt Lake Area who will manage the County's new Critical Home Repair Program. Area non-profits help to provide public service activities that improve the lives of low- and moderate-income residents. Additionally, as the County works to incentivize affordable housing development, particularly with HOME funds, it is anticipated that the County will work with private developers, but no particular developer(s) has been identified at this time.

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 57 - Homeless Prevention Services Summary

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

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

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

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

Homeless needs in Davis County are split between services and facilities. Often homeless persons take up shelter north in Weber County or south in Salt Lake County, where facilities exist. Davis County does have non-profit organizations that attempt to meet the needs of homeless individuals for services, however, the County recognizes more needs to be done and is actively looking for ways to create a new facility for individuals experiencing homelessness.

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

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

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

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

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

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

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

SP-45 Goals - 91.415, 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	2025	2029	Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment	CDBG: \$1,160,945	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
2	Housing	2025	2029	Affordable Housing Homeless	Countywide Service Area	Create a Suitable Living Environment Provide Decent Affordable Housing	CDBG: \$2,042,952 HOME: \$2,339,710	Rental units constructed: 200 Household Housing Unit Homeowner Housing Rehabilitated: 75 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$665,000	Public service activities other than Low/Moderate Income Housing Benefit: 3250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2025	2029	Administration	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons Provide Decent Affordable Housing	CDBG: \$890,000 HOME: \$259,000	Other: 1 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements
	Goal Description	Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure and public buildings are essential to an improved quality of life. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Davis County's goal to improve and expand public facilities may include, but is not limited to: • Waterline Replacement Project • ADA Improvements to Public Facilities • Senior Center Building Improvement

2	Goal Name	Housing
	Goal Description	Davis County is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of becoming homeless, and promotes housing sustainability. Davis County's projects to improve housing sustainability include: • Construction of New Affordable Housing Units • Development of Permanent Supportive Housing • Homeownership Assistance • Home Repair and Rehabilitation • Project based Vouchers • Tenant Based Rental Assistance • Foundation Stabilization (Home Rehab)

3	Goal Name	Public Services
	Goal Description	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. 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. Davis County projects may include, but are not limited to: • 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	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to using CDBG and HOME entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Davis County may have administration projects that include, but are not limited to: • 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

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 2025-2029 Consolidated Plan period.

- 75 LMI household housing units rehabilitated
- 30 LMI households assisted with direct financial assistance to purchase a home
- 200 new affordable housing units created (rent and/or ownership)

Additionally, 2,285 persons will benefit from public services activities, and 208 LMI residents will benefit from public facility and/or infrastructure improvements.

SP-50 Public Housing Accessibility and Involvement - 91.415, 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 Community Housing Authority (DCHA) is the local housing authority. It has a HUD administered plan that does not include a Section 504 Compliance Agreement and is not required to increase accessible units.

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

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

Activities to Increase Resident Involvements

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

Future Advantage Savings Track

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

Homeownership Assistance

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

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

No

Plan to remove the 'troubled' designation

DCHA is not designated as troubled.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

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

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

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

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

Davis County also is hoping to receive additional HUD funds through the Continuum of Care Builds grant to support a 200 unit mixed income development in Farmington, UT that would be 100% affordable and also include 40 PSH beds. Additionally, the County's HOME funding will be used to incentivize private and public affordable housing developments throughout the County.

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

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

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

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

Davis County chairs and is a member of the Utah Continuum of Care Balance of State - Davis County Local Homeless Council (LHC). As a member of the LHC, Davis County is committed to providing information and resources to help residents who are at risk of becoming homeless or who are presently

homeless access services that ensure they have affordable housing. Last winter (2024-2025) Davis County began operating a warming center for people experiencing unsheltered homelessness. Anytime the State of Utah issued a Code Blue (temperature including wind-chill is below 18 degrees) the County would open the warming center and homeless individuals could come and access resources and spend the night. Davis County had 44 individuals access the warming center at least one time. Davis County also partnered with **Open Doors** who provided hotel/motel vouchers to families when a Code Blue was in effect. The County recently purchased a building with the intent of using a portion of the building as the County's permanent winter warming center.

Davis Behavioral Health, who already provides housing to homeless individuals with mental and behavioral health issues, is constructing a new 60 bed facility to house additional homeless individuals with mental and behavioral health challenges.

Open Doors, the Davis County Community Action Agency, has a transitional housing program that provides temporary housing to individual's experiencing homelessness or are on the verge of becoming homeless. Currently, they can serve approximately 58 individuals through their program.

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. Their Crisis 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

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 Balance of State Continuum of Care, which Davis County LHC is a member, recently submitted an application for the Continuum of Care Builds grant from HUD for a project the County is envisioning in Farmington at a mixed use development called Station Park. The project would involve constructing a 200 unit mixed income development with at least 40 units designated for Permanent Supportive Housing (PSH). Davis County currently does not have a homeless shelter and has no PSH units. There isn't a single homeless services provider in Davis County that has the capacity to address long-term housing for the chronic homeless, so this is a hugely important project. The County has already had discussions with the following providers to offer onsite services to the residents of the PSH units as well as other LMI qualified households living in the project:

- Davis Behavioral Health
- Davis Technical College
- Bountiful Food Pantry
- Open Doors
- Davis School District
- Davis Community Housing Authority
- Utah Transit Authority

The County is also planning to contribute CDBG and HOME funds to a development partner in order to make the project work financially. This project is critical to helping chronically homeless populations, whether that be individuals, families or veterans, get out of homelessness and receive the services and supports they need to stabilize. The County anticipates that this project could begin as early as the 2026-2027 program year.

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

Open Doors help those who don't have other options and are on the verge of becoming homeless. 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 homelessness through the programs outlined below:

- **Rapid Rehousing.** Allows homeless individuals and families to work with a caseworker to secure and maintain permanent housing.
- **Landlord/Tenant Mediation.** Provides mediation services between tenant and landlords to negotiate lower rents and/or plans for missed rent payments in order to avoid eviction.
- **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 - 91.415, 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 and HOME projects, which require lead-based paint actions, have written policies and procedures which require compliance 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, including Habitat for Humanity who administers the County's home rehabilitation program. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner. Additionally, the County's Homeownership Assistance program requires that lead-based paint inspection be done on any home assisted that was build prior to 1978.

2017	99
2016	50
2015	26
2014	19
2013	14

Table 59 - Children 5 years of age and under with confirmed LBP in Davis County, Utah

SP-70 Anti-Poverty Strategy - 91.415, 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.

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

The 2025-2029 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. Davis County's **Housing rehabilitation** program ensures that residents most at risk of having deferred home maintenance and unsafe living environments can remain in their homes safely. Additionally, Davis County's **homeownership assistance** program help low- to moderate-income residents transition into more stable homeownership.

Goal 2: Public Services

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

Goal 3: Public Facilities

The County will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access neighborhoods, public transportation, and outdoor recreation. The build out of the public infrastructure helps low- and moderate-income neighborhoods. The county will also help expand emergency services and add fire and EMT resources by helping to build fire stations in LMI neighborhoods.

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

- Davis County Commission chairs the **Davis County Human Services Cabinet**. The Cabinet includes the human service agencies in the county. The Cabinet works to ensure that resources are used strategically and that area providers work in concert. The Cabinet has successfully developed a culture of open communication that results in challenges being quickly defined and addressed.
- **Community Reinvestment Areas (CRA)** help to fund the building of new affordable housing.
- **Social Services Block Grant (SSBG)** is a US Health and Human Services grant program. The County receives an allocation from the State of Utah. The funding provides flexible federal assistance for social services such as prevention of abuse, neglect, rehabilitation, and self-reliance.
- **ESG State of Utah, Homeless Network**
- **Emergency Rental Assistance (ERA)** is administered by the Utah Department of Workforce Services (DWS). Open Doors has a program to help residents in financial crisis cover three months of rent while they get stabilized.

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 HOME 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 and HOME 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 and HOME 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 and HOME 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 and HOME subrecipients.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Davis County prioritized goals and objectives for using CDBG and HOME funding to strategically and effectively benefit low- and moderate-income residents by increasing decent affordable housing, creating a suitable living environment, and expanding economic opportunities. When the consolidated plan and annual action plan was drafted and made available for public review and comment, Davis County had not yet received notice of its 2025-2026 program year annual allocation, so the below amounts are estimates and may change depending on final allocations from HUD. Davis County anticipates that all activities/projects will be funded at the amounts that are included in the draft consolidated plan and annual action plan that was made available for public review and comment. If the amounts allocated to Davis County for the CDBG and HOME programs are less than the below amounts, each funded project will be reduced by a proportionate amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	893,189.00	0.00	292,952.37	1,186,141.37	3,572,756.00	Davis County anticipates an annual allocation of approximately 893,189.00. Additionally, the County will utilize approximately \$292,952.37 in prior year funds to accomplish its community development goals.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	519,742.00	0.00	0.00	519,742.00	2,078,968.00	Davis County anticipates an initial allocation from HUD of approximately \$519,742.00 and a potential contribution of \$230,258.00 from the State of Utah. In years that congress appropriates less than \$1.5 billion to the HOME Investment Partnership the County is only required to have \$500k in the initial program year. The County met with the State of Utah in late 2023 to request that the state provide additional HOME funds to get to the minimum required \$750,000 1st program year allotment for years that congress appropriates \$1.5 billion or more. The state approved the allotment of HOME funds to Davis County, and although the County isn't required to have \$750k in its initial year, the County is requesting that the State of Utah provide the funds anyways to help with a potential affordable housing development that the County is working toward.
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Table 60 - 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. ON HOME projects a minimum 25% match will be required of all subrecipients. All projects that will be funded in the 2025-2026 program year have matching funds from either private, state or local sources.

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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: \$250,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 208 Persons Assisted
2	Housing	2021	2025	Affordable Housing Homeless	Countywide Service Area	Provide Decent Affordable Housing	CDBG: \$540,000.00	Homeowner Housing Rehabilitated: 16 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
3	Public Services	2021	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Service Area	Expand Opportunities for LMI Persons	CDBG: \$133,975.00	Public service activities other than Low/Moderate Income Housing Benefit: 2285 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2021	2025	Administration	Countywide Service Area	Create a Suitable Living Environment Expand Opportunities for LMI Persons Provide Decent Affordable Housing	CDBG: \$175,000.00 HOME: \$50,000.00	Other: 1 Other

Table 61 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements
	Goal Description	Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure and public buildings are essential to an improved quality of life. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Davis County's goal to improve and expand public facilities will include just one project in the 2025-2026 program year. This project is replacement of a 65 year old water main in Bountiful, UT including all service lines, meters and fire hydrants.

2	Goal Name	Housing
	Goal Description	Davis County is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of becoming homeless, and promotes housing sustainability. Davis County's projects to improve housing sustainability include: • Homeownership Assistance • Home Repair and Rehabilitation • Foundation Stabilization (Home Rehab) Davis County will put \$200,000 into its homeownership assistance program which will assist approximately 4 low-moderate income individuals/families purchase a home in Davis County. Additionally, Davis County is providing approximately \$190,000 to Habitat for humanity to launch a new home rehabilitation program that is expected to help 15 low-moderate income households make needed home repairs. Lastly, the County will provide Woods Cross City with \$150,000 to conduct another foundation stabilization project for a home occupied by a low-moderate income household.

3	Goal Name	Public Services
	Goal Description	Public services can strengthen communities by addressing the needs of specific populations and by supporting economic development. Public services are an integral part of a comprehensive community development strategy. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. Davis County may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. Davis County projects include: • Summer camps for LMI students entering kindergarten • Landlord/Tenant mediation Davis County is funding a landlord/tenant mediator project with Open Doors that is expected to help 85 households facing eviction maintain stable housing. Additionally, Davis County is providing funding to Davis School District for their summer camp program that will better prepare approximately 1650 LMI qualified incoming kindergarten students for success in the classroom.

4	Goal Name	Administration
	Goal Description	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to using CDBG and HOME entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Davis County may have administration projects that include, but are not limited to: • 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

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	Holbrook Waterline Replacement
2	Davis County Homeownership Assistance Program
3	Home Rehabilitation Program
4	Soil Subsidence Home Repair
5	Landlord/Tenant Mediation
6	Community Schools Summer Camps
7	Davis County CDBG/HOME Administration

Table 62 – Project Information

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

The funding allocations are based upon community feedback, interviews with stakeholders, and the past performance of subrecipients. Davis County is making housing, especially affordable, quality housing, a major priority. Davis County has a serious lack of supply of affordable housing and rising home prices coupled with continued inflation make homeownership extremely difficult for low-moderate income individuals and families. The County also continues to invest in priority infrastructure and public facilities projects due to an aging infrastructure in several communities and a lack of ADA compliance in many public facilities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Holbrook Waterline Replacement
	Target Area	Countywide Service Area
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$250,000.00
	Description	Replacement of a 65 year old waterline at 2900 S. from 100 W. up to 50 W. from Davis Blvd. to 2750 S., and continues east through Holbrook Rd. up 2750 S. to Davis Blvd in Bountiful, UT.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	There would be an estimated 208 individuals directly impacted, but 1,000 individuals downstream of the project who would benefit.
	Location Description	2900 S. at 50 W. & Holbrook Rd. & 2750 S., Bountiful, UT. 84010. Block Group #3, Census Tract #1269.02
	Planned Activities	Remove 65 year old main water line and install new main along with service lines, hydrants, valves and meter boxes.
2	Project Name	Davis County Homeownership Assistance Program
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Affordable Housing
	Funding	CDBG: \$200,000.00
	Description	Davis County will provide loans up to \$50k to LMI qualified households to purchase a home. The loans will have a 1% interest rate and are repaid to the County when the home is sold. No monthly payments.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Davis County will provide approximately 4-5 loans to LMI qualified households to purchase a home.

	Location Description	Loan will originate from the Davis County Administration Building located at 61 S. Main Street, Farmington, UT 84025, however, the homes could be in any of the 13 cities that participate with Davis County as the entitlement community.
	Planned Activities	Davis County will provide approximately 4-5 loans to LMI qualified households to purchase a home so that no more than 35% of a households income is going to their housing costs.
3	Project Name	Home Rehabilitation Program
	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Affordable Housing Create a Suitable Living Environment
	Funding	CDBG: \$190,000.00
	Description	Habitat for Humanity of the Greater Salt Lake Area will manage a home rehab program for Davis County providing up to \$15,000 in grant assistance for LMI qualified households to conduct critical home repairs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Habitat for Humanity estimates helping 15 LMI households with critical home repairs and expects that at least 5 of the households will be elderly, 2 will be households with individuals that have disabilities, and 3 will be households that have individuals with asthma or respiratory issues.
	Location Description	Projects will occur in any of the 13 cities that participate with Davis County as part of the entitlement community.
	Planned Activities	Habitat will complete a whole house assessment for each eligible project. The assessment could include: 1. Testing for hazardous levels of radon gas. 2. Review of accessibility needs, and trip and fall hazards. 3. Review of potential respiratory/asthma triggers. 4. Review of energy efficiency, including the review of the age and condition of the furnace, and cooling system, insulation levels, and water heater. 5. Assessment of other deficiencies which could cause a health condition. Following the assessment Habitat will work to complete the need home repairs/upgrades that address the deficiencies.
	Project Name	Soil Subsidence Home Repair

4	Target Area	Countywide Service Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Affordable Housing
	Funding	CDBG: \$150,000.00
	Description	Woods Cross City will assist a LMI qualified household conduct a foundation stabilization project in the Farm Meadows Subdivision in Woods Cross.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will help one LMI qualified household complete a foundation stabilization project that is needed because of severe soil subsidence that is occurring in the area.
	Location Description	The project will occur in the Farm Meadows Subdivision in Woods Cross City.
5	Planned Activities	Applicants experience home damage from soil subsidence will submit an application to the City of Woods Cross in the first six months of 2025. The homes are graded with information submitted by the homeowner and then the homes with the most damage will be evaluated by the city engineer and public works director. Based on the scores derived from structural damage, measurements, and other criteria, the home that demonstrates the most structural damage from subsidence with the homeowner that qualifies for the LMI status is selected and receives a 100% grant to repair the structural elements of the home.
	Project Name	Landlord/Tenant Mediation
	Target Area	Countywide Service Area
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Affordable Housing Create a Suitable Living Environment
	Funding	CDBG: \$30,000.00
	Description	Open Doors will provide landlord and tenant mediation services to help LMI household avoid eviction and/or obtain new housing elsewhere if the eviction can't be avoided.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Open Doors Landlord Tenant Mediator will provide 85 individuals with eviction services, assist 7 landlords with mediation services, and attend 7 events to educate the public on evictions.
	Location Description	Services will be provided to residents of all 15 cities in Davis County.
	Planned Activities	Through the Landlord Tenant Mediation (LTM) Program tenants and landlords work out payment arrangements for unpaid rent or alternative solutions to eviction. Open Doors would like to expand services to assist 85 individuals with 145 services. Open Doors will increase the number of landlords partnering with the program from 3 to 7. By working with landlords directly, they can assist tenants prior to owing more than one month's back rent. If tenants only owe one month in arrears, they can assist them through their Crisis Prevention Program or work with the landlord on an alternative payment plan.
6	Project Name	Community Schools Summer Camps
	Target Area	Countywide Service Area
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$103,975.00
	Description	Davis School District will provide summer camps at various elementary schools throughout the County for LMI qualified incoming kindergarten students.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Of the 2200 incoming Kindergarten students expected to attend the summer camp, it is anticipated that around 1650 students will be from low to moderate-income households.
	Location Description	The summer camps will occur at Title 1 Elementary Schools throughout Davis County.

	Planned Activities	The kindergarten summer transition camp and the summer camp are designed to provide extended learning opportunities, which are crucial for addressing learning gaps and preventing the summer slide. These programs offer academic assistance, tutoring, and enrichment activities, helping LMI students bridge educational gaps and giving them new opportunities to express and learn new talents. These camps provide access to resources and services that empower LMI families. The camps also focus on health and wellness initiatives by partnering with healthcare providers to offer on-site health services, including check-ups and health education. This can improve health outcomes for LMI individuals who may face barriers to accessing healthcare services.
7	Project Name	Davis County CDBG/HOME Administration
	Target Area	Countywide Service Area
	Goals Supported	Administration
	Needs Addressed	Provide Decent Affordable Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$175,000.00 HOME: \$50,000.00
	Description	Administration of the Davis County CDBG Program and HOME Consortium.
	Target Date	6/30/2026
	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: • Provide decent housing, • Create a suitable living environment • Expand opportunities for persons who are LMI
	Location Description	61 S. Main Street, Farmington, UT 84025

	Planned Activities	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. Davis County is committed to utilizing CDBG and HOME entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Davis County may have administration projects that include, but are not limited to: • 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
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The projects in the 2025-2026 program year do not have an emphasis on any one geographic area of the County. Funds are generally dispersed out geographically to have the greatest impact. The County does not have a singular concentration of low- to moderate-income residents.

While some projects are focused on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

Geographic Distribution

Target Area	Percentage of Funds
Countywide Service Area	100

Table 63 - 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 and HOME funding will be spent throughout the unincorporated portions of the County and the in the communities of:

- Bountiful
- Centerville
- Clearfield (only HOME Funds)
- Clinton
- Farmington
- Fruit Heights
- Kaysville
- Layton (only HOME Funds)
- North Salt Lake
- South Weber
- Sunset
- Syracuse
- West Bountiful
- West Point
- Woods Cross

Discussion

The cities of Clearfield and Layton are entitlement jurisdictions within the County. Therefore, projects are not generally undertaken in these communities with Davis County CDBG funding except under limited circumstances when the activity serves the entire population of Davis County. Layton and Clearfield participate as part of the Davis County HOME Consortium, so HOME funds can be spent in those communities.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Davis County expects the following outcome over the course of the 2025-2026 Annual Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

Table 64 - 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	15
Acquisition of Existing Units	4
Total	19

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

Davis County anticipates helping approximately 15 individuals/families with its home rehabilitation program and approximately 4 families with direct financial assistance through the County's Homeownership Assistance program.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

The County does not have any specific program that solely target providing services to residents of public housing. Davis Community Housing Authority (DCHA) is the County's lone provider of public housing and housing choice vouchers and the County regularly communicates the need for expanded public housing and housing choice vouchers. Davis County's homeownership assistance program is available to eligible public housing residents and low- to moderate-income (LMI) residents in the county. This program is a successful tool in helping LMI residents' transition to homeownership.

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

Davis County actively markets and promotes its homeownership assistance program to residents of public housing as well as all residents of Davis County. The homeownership assistance program provides a considerable amount of assistance in order to help those most in need purchase a home.

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

Davis Community Housing Authority is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

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

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

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

Although not funded with CDBG or HOME funds, Davis County is providing Social Services Block Grant funding to Open Doors to conduct Street Outreach throughout Davis County. Open Doors Street Outreach program actively seeks out homeless individuals and assess their needs. When funding is available, Open Doors will place homeless individuals into hotel/motels or enroll individuals into their Rapid Rehousing program in order to find them a more permanent housing situation.

Additionally, Davis County has a winter warming center that it operates when the temperature, including wind-chill, falls below 18 degrees and the State of Utah issues a Code Blue. Individual's experiencing homelessness can come to the warming center in the evening and receive assistance and a place to sleep for the evening. The community donates clothing and food that is also disseminated to individuals accessing the warming center. Open Doors, through a contract with the County, conducts Street Outreach during a Code Blue to let people know the warming center is open and how to get there via free UTA bus passes.

Addressing the emergency shelter and transitional housing needs of homeless persons

Davis County has a winter warming center that is operates when the temperature, including wind-chill, falls below 18 degrees and the State of Utah issues a Code Blue. Individual's experiencing homelessness can come to the warming center in the evening and receive assistance and a place to sleep for the evening. The community donates clothing and food that is also disseminated to individuals accessing the warming center. Open Doors, through a contract with the County, conducts Street Outreach during a Code Blue to let people know the warming center is open and how to get there via free UTA bus passes.

Additionally, Davis County provides Social Services Block Grant funding to Lantern House in Ogden (Weber County) to provide emergency shelter to Davis County residents since Davis County does not currently have an emergency shelter. Lastly, Davis County has provided CDBG funding in the past to the

County's only domestic violence shelter (Safe Harbor) to provide transitional housing and other services to survivors of Domestic Violence.

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

The Davis County Winter Overflow Taskforce has prioritized permanent supportive housing as part of their solution for addressing homelessness throughout Davis County. Permanent supportive housing would provide long term housing for chronically homeless individuals and families, families with children, and veterans and their families along with supportive services to help these individuals stabilize and exit to a permanent housing situation.

Davis County also continues to work with Davis Behavioral Health to help them develop additional permanent supportive housing for individuals with behavioral and mental health issues. In the last legislative session, Davis Behavioral Health secured an \$8.2 million dollar appropriation to construct a new 60-bed permanent supportive housing facility in Layton, UT. This will add additional inventory of permanent supportive housing in the County to help chronically homeless individuals and their families.

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

The following programs, at least in part, address homelessness prevention. The County is providing CDBG or SSBG funding to most of the below described programs:

- **Safe Harbor:** This organization provides emergency shelter and transitional housing services to those survivors of domestic violence who are homeless or at risk of becoming homeless
- **Davis Behavioral Health:** Permanent supportive housing for persons with behavioral and mental health issues.
- **Open Doors:** Provides a variety of services for individuals at-risk of becoming homeless include rapid rehousing and transitional housing. Open Doors also launched a new landlord/tenant

mediator program last year that helps individuals facing eviction remain in their current housing situation or find new permanent housing.

- **Lantern House**, in nearby Weber County, has clients from Davis County who receive services. Lantern House is the largest homeless shelter in northern Utah. Lantern House provides food, shelter, and critical services to the homeless community.
- **Davis Community Housing Authority** administers the Section 8 Housing Voucher programs and operates a number of public housing facilities that assist homeless families with children.

Davis County also hosts a Human Services Cabinet with directors of support agencies to address homelessness within the County. A Davis County commissioner chairs the cabinet. Local stakeholders meet monthly to discuss the causes and remedies to homelessness. Input gathered during these meetings is utilized for the CDBG and HOME programs.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Davis County has the third highest median home price in the state of Utah and has a severe shortage of affordable housing. Like many place across the Country, home prices have risen rapidly since the COVID-19 pandemic. Rapid increases in housing prices along with increasing interest rates, stubbornly high inflation and high rents have made it nearly impossible for low-moderate income individuals and families to purchase a home or afford rent.

Davis County has made affordable housing a top priority. The County is investing CDBG and HOME funds for affordable housing programs and projects and is also looking into additional funding streams and partnerships to encourage and incentivize new affordable housing development including the HUD CoC Builds Grant and Tax-Increment Affordable Housing set asides that many cities have. As previously mentioned, the County is also working on a 200 unit mixed income development that will include at least 40 permanent supportive housing units.

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

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

By providing funds for a homeownership assistance program, the County supports the goal to make homeownership a reality for low-moderate income individuals/families including immigrants, minorities, and women. CDBG funds provided by the County for a new home rehabilitation program will help with emergency home repair to qualified, low-moderate income residents so they can continue to maintain their homes as safe and decent housing.

Lastly, Davis County is working with our cities to encourage set asides from tax increment financed project areas to be used to incentive affordable housing developments. These funds, coupled with funds from creating a Davis County HOME Consortium will create a more sustainable funding stream for affordable housing development.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Davis County has identified CDBG and HOME priority needs as the following:

- **Public facility and infrastructure improvements**, particularly for senior centers, projects to remove barriers that restrict the mobility of persons with disabilities, and waterline/sewer line projects in qualified census tracts.
- **Affordable Housing** including direct financial assistance through the County's homeownership assistance program, home rehabilitation program and incentives for new affordable housing development
- **Public Services** which will serve seniors, persons with disabilities, legal needs, child care, health, fair housing, housing counseling, food pantries, after school programs, substance abuse services, and so on

Actions planned to address obstacles to meeting underserved needs

Davis County plans to undertake the following activities in order to carry out the strategies outlined in this plan:

- Continue to chair and facilitate the Local Homeless Council (LHC)
- Continue to coordinate the Davis County Human Services Cabinet and Directors Committee
- Participate in the funding decisions for state managed continuum of care grants to Davis County service providers
- Request state funding to address homelessness in Davis County
- Prioritize and incentive home ownership and affordable housing development
- Continue investing in the improvement and rehabilitation of older housing stock
- Invest in projects that improve an aging infrastructure and projects that remove barriers that restrict the mobility of persons with disabilities
- Work with service providers from around the County and region in order to facilitate strategies that meet the needs of the underserved

Actions planned to foster and maintain affordable housing

Davis County will continue to invest CDBG funding into its Homeownership Assistance program and provide loans of up to \$50,000 to low-moderate income individuals and families to purchase a home. When those loaned funds are repaid, the County will re-loan the money out to help additional families.

Additionally, Davis County will provide funding to Habitat for Humanity for a Home Rehabilitation program. If the program goes well, the County will likely continue to invest additional funding in the program and potentially expand the program depending on demand and performance.

Lastly, Davis County is in the process of creating a HOME consortium beginning in the 2025 program year. The county intends to leverage this funding with other sources (e.g. tax increment financing set asides) to encourage new affordable housing development and preserve existing affordable housing.

Actions planned to reduce lead-based paint hazards

The Davis County Health Department has trained and certified inspectors who test residents' homes and have brochures and information for residents who think they may have a home with lead-based paint. These agencies handle information calls and explain the process of removing lead-based paint safely; they also coordinate with state programs on how to help educate residents on the dangers of lead-based paint.

Davis County's CDBG and HOME projects, which require lead-based paint inspections and remediation when appropriate, are currently limited to housing rehabilitation and the Homeownership Assistance program. Davis County administers the lead-based paint process for its homeownership assistance program and will rely on Habitat for Humanity to administer lead based paint inspection and remediation for its home rehabilitation program. The process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

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

Actions planned to reduce the number of poverty-level families

Davis County's antipoverty strategy involves supporting local nonprofit organizations that provide a variety of services (e.g. food insecurity, job training, counseling, mental & behavioral health treatment, etc) to assist individuals and families exit poverty. The County is also investing heavily to help low-moderate income families purchase or repair a home because one of the best strategies for exiting poverty and building long-term wealth is through home ownership.

Actions planned to develop institutional structure

The Davis County Community & Economic Development Department will continue to develop additional structure and processes to ensure timely filing of the Annual Action Plan, CAPER, and other required reports/documents with HUD. County staff involved with CDBG and HOME will attend regular training provided by HUD and others throughout the year, including the HUD Region VIII CPD All-Grantee Conference and the National Community Development Association conference held annually.

County staff will also continue to provide training and technical assistance to subrecipients maintain compliance with Federal rules and regulations and also collect the required information that needs to be reported to HUD. The county grant administrator has developed policies and processes for annual monitoring of its subrecipients to ensure the County has a process in place for continued program improvement.

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

Davis County hosts the Davis Local Homeless Council that coordinates homeless services under the Balance of State Continuum of Care system that allocates HUD homeless funds to local providers. The County coordinates the allocation of CDBG and SSBG funds to area nonprofits to increase the coordination and effectiveness of services for homeless-related services. A review committee reviews applications for both CDBG and SSBG programs and a separate committee reviews HOME applications. The County has a small cadre of nonprofit service providers, so coordination occurs at the county grant allocation level and in formal and informal networks among the providers.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Davis County does not have any projects that utilize the national objective of urgent need or slum blight. The County estimates that 100% of CDBG funds will be used to benefit persons of low- and moderate income. The County does not anticipate awarding any HOME funds in the 2025-2026 program year.

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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

The Balance of State CoC has applied for \$5 million dollars through the CoC Builds grant from HUD for a potential project in Farmington, UT. As of the draft of this plan, those funds have not been awarded. Davis County is not distributing any of its 2025-2026 HOME allocation in anticipation of pairing it with the 2026-2027 allocation to fund a more substantial project.

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

Resale and recapture provisions apply to the use of HOME funds in homebuyer development programs. The agreement with Davis County will include resale provisions. The resale provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME Affordability Period.

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

To ensure investments provide affordable housing over the long term, rent and occupancy restrictions will continue throughout the period of affordability. Davis County will execute a promissory note and record a Deed of Trust and covenant with the Davis County Recorder to secure the property. If the affordability restriction is terminated prior to the HOME period of affordability, the funds will become subject to applicable recapture and repayment provisions.

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

Davis County has no plans to use HOME funds to refinance existing debt secured by multifamily housing. Davis County's priority is to construct new affordable housing throughout the County.