



CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
May 6, 2025 - WORK SESSION

*Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

55 South State Street  
Third Floor  
Clearfield, Utah

**6:00 P.M. WORK SESSION**

Discussion on the Draft Community Development Block Grant (CDBG) 5-Year Consolidated Plan and 1-Year Action Plan

Discussion on Finalizing the FY26 Budget

**\*\*ADJOURN THE CITY COUNCIL WORK SESSION\*\***

Posted April 30, 2025.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - [www.utah.gov/pmnl/](http://www.utah.gov/pmnl/), the Clearfield City Website - [clearfield.city](http://clearfield.city), and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy R. Dean at Clearfield City, [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org) & 801-525-2714



## STAFF REPORT

**TO:** Mayor Shepherd and City Council Members

**FROM:** Allison Barnes, CDBG Coordinator

**MEETING DATE:** May 6, 2025

**SUBJECT:** Discussion on the Draft Community Development Block Grant (CDBG) 5-Year Consolidated Plan and 1-Year Action Plan

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### **RECOMMENDED ACTION**

Staff recommends review and approval of the proposed Community Development Block Grant (CDBG) 5-Year Consolidated Plan and 1-Year Action Plan.

### **DESCRIPTION / BACKGROUND**

As an entitlement community with the U.S. Department of Housing and Urban Development (HUD), Clearfield City has access to federal funds to assist low/moderate income households or neighborhoods through the CDBG Program. As a requirement of that funding, entitlement communities must develop a Consolidated Plan to outline the goals and direction of the CDBG program for the next 5-year period. For each fiscal year, a 1-Year Action Plan must also be created to indicate the goals and direction of funding and programs for the upcoming program year. The yearly action plans must be consistent with the consolidated plan in funding direction, programs, and goals for community assistance. The consolidated plan is divided into multiple sections that outline the direction of the Clearfield CDBG program for the next 5 years, as well as information that helps to establish program direction and funding. As a document that provides direction for the expenditure of federal funds for local programs and services, the plan is subject to public hearings and requires a 30-day comment period which began on March 26, 2025, and conclude on April 29, 2025.

### **CORRESPONDING POLICY PRIORITIES**

- Improving Clearfield's Image, Livability, and Economy

### **HEDGEHOG SCORE**

Legally required for the ongoing operation of the city's CDBG program.

### **FISCAL IMPACT**



The Clearfield CDBG program is funding entirely by the grant allocation from HUD. The failure to adopt and abide by the CDBG requirements would result in a loss of grant revenues.

### **ALTERNATIVES**

The city may adopt each of the plans as proposed, instruct staff to make qualifying alterations to the plans, or determine not to continue with the operation of the City's CDBG program.

### **SCHEDULE / TIME CONSTRAINTS**

The 30-day comment period was opened at the public hearing on Tuesday, March 25, 2025, and concluded on April 29, 2025.

### **LIST OF ATTACHMENTS**

- Draft Community Development Block Grant (CDBG) 5-Year Consolidated Plan and 1-Year Action Plan

## **Executive Summary**

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

#### **1. Introduction**

The City of Clearfield, Utah, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD) the Community Development Block Grant (CDBG) program. The Consolidated Plan provides direction on the investment of CDBG dollars over the next five years, from 2025 – 2029. Additionally, each year, the City will produce an Annual Action Plan that details how the City will carry out the goals and objectives identified in this Plan.

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

When developing a Consolidated Plan, the City must first analyze the needs within Clearfield and then propose strategies to meet those needs. The format for the Consolidated Plan and first-year Action Plan (2025) 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 - Needs Assessment
- MA - Market Analysis
- SP - Strategic Plan
- AP - Action Plan 2025

The Needs Assessment (NA) and Market Analysis (MA) outline levels of relative need in the areas of 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. Once finished, these portions of the Consolidated Plan form the basis of the Strategic Plan (SP).

The Strategic Plan (SP) details how the grantee 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 the year 2020 and gives a more specific look into how the program will operate.

Consistent with HUD's mission, the City works to increase homeownership, support community development, and increase access to affordable housing free from discrimination. In undertaking this work, the City will embrace high standards of ethics, management, and accountability. The City will continue to form new partnerships that leverage resources and improve HUD's ability to be effective at the community level. The City strives to create a city of growth and opportunity for all by making Clearfield's neighborhoods a better place to live, work, and play.

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

Clearfield'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 City, 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 City'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 the city, 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.

Clearfield City expects to receive approximately **\$1,000,000** in Community Development Block Grant (CDBG) funds for the **July 1, 2025, to June 30, 2029**, funding cycle. Over the next five years CDBG funds will be utilized as follows:

- **Public Services** - Projects may include the following community partners; Safe Harbor, Davis Community Learning Center, Open Doors (Family Connection Center).
- **Housing Rehabilitation** - Funds may be used towards a housing rehabilitation program for Clearfield residents.
- **Infrastructure** - Projects may include public infrastructure projects, street improvements, park upgrades, ADA accessibility improvements to public buildings and other eligible expenses.
- **Administration - Administrative** expenses to oversee the CDBG program at Clearfield City.

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

Each year, Clearfield City reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days after the start of each new program year. At that time, HUD reviews the CAPER report and feedback is provided. The most recent feedback provided indicated "Clearfield City is meeting the primary objective of the Community Development Block Grant which is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-and-moderate income" It also stated "Projects funded in the current program year are consistent with strategies and goals in the Consolidated Plan and Annual Action Plan. The City's programs benefited from an assortment of different organizations and projects and included down payment assistance, emergency home repairs, food bank assistance, street improvements, day care, and domestic violence victim assistance."

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

Clearfield City has adopted a Citizen Participation Plan that is implemented in conjunction with the Consolidated Plan Annual Action Plan. The Citizen Participation Plan is designed to provide for public input into the allotment of CDBG funds granted to Clearfield City. Also, the notice of the public hearing is published in the Ogden Standard-Examiner, which is the local newspaper. Anyone can freely attend the public hearing and give comments on the Consolidated Plan and Annual Action Plan.

In addition to the publication, public notices are posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, Clearfield City Hall, and on the City's website. Prior to adoption of the One Year Action Plan, the City 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.

Additionally, Clearfield City Council members and the mayor also helped to provide information on the CDBG program to the community through their participation in community non-profit boards, community organizations, and general outreach.

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

The City held a public comment period for the Consolidated Plan from March 25, 2025 - April 29, 2025. No comments were received.

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

The City accepts and records all comments. No comments were received during the public comment period.

## **7. Summary**

Consistent with HUD's mission, the City works to support community development. In undertaking this work, the City will embrace high standards of ethics, management, and accountability. The City will continue to form new partnerships that leverage resources and improve HUD's ability to be effective at the community level. The City strives to create a city of growth and opportunity for all by making Clearfield's neighborhoods a better place to live, work, and play.

## 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 | Allison Barnes | Legal Department  |

**Table 1– Responsible Agencies**

### Narrative

The City of Clearfield Legal Department serves as the lead agency for the HUD CDBG grants.

### Consolidated Plan Public Contact Information

#### *Consolidated Plan Public Contact Information*

#### **Allison Barnes**

Legal Assistant/CDBG Coordinator

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55 South State Street

Clearfield, UT 84015

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Email: [allison.barnes@clearfieldcity.org](mailto:allison.barnes@clearfieldcity.org)

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

### **1. Introduction**

The City encourages a high level of agency consultation in an effort to best identify and address priority needs. This process ensures the participation of nonprofit organizations and private citizens along with public agencies in a collaborative effort. The City, in consultation with local partners, prioritized the community's needs.

The City of Clearfield conducted outreach and consultation efforts with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care in preparing this Plan.

**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)).**

In order to enhance coordination efforts between the City and the public housing providers, private industry, governmental health, mental health, and other service agencies, the City sought their feedback and suggestions. The City incorporated these suggestions into the Consolidated Plan and the 2025 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**

The City of Clearfield is part of the Balance of State CoC. The City is supportive of existing and future efforts and activities that are accomplished through the following service providers that address the needs of homeless persons: Balance of State Continuum of Care, Family Connection Center, and the Davis Community Housing Authority. One such effort is the Regional Coordinated Assessment plan. The plan allows for a coordinated effort among providers in order to prioritize the needs of their clients across organizational boundaries. Each provider uses the same assessment tool when individuals and families are in need of services. All persons are assessed by acuity. Those persons with the highest need, or that have the most vulnerability, are prioritized. Those with the highest priority of need are given the first opportunity to receive housing with supportive services. The providers in Davis County that currently participate include: Family Connection Center, Safe Harbor, Davis Behavioral Health, and the Davis Community Housing Authority.

The City of Clearfield does not operate any homeless facilities or provide homeless services directly. However, Clearfield City is one of three warming centers in Davis County during a "Code Blue Event". A

“Code Blue Event” means a weather event between October 15<sup>th</sup> and April 30<sup>th</sup> in which the National Weather Service predicts temperatures of 18 degrees Fahrenheit or less, including wind chill, or any other extreme weather conditions established in rules made by the Department of Health and Human Services to occur in any county of the first, second, third, or fourth class for two hours or longer with the next 24 to 48 hours.

In addition to the efforts above, the City supports the programs and facilities offered by other local and state agencies through sales tax re-distribution. The City levies 1% sales and use tax on all transactions in the City. The state withholds a small portion of this tax from Clearfield City to be distributed for the benefit of emergency food and shelter programs. Additionally, the City participates in the County's Local Homeless Coordinating Committee (LHCC) meetings. This will help ensure that local and regional goals and objectives are met, efforts are not duplicated, and communication is improved.

**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**

The City of Clearfield does not receive ESG funds.

In Utah, membership of the Balance of State Continuum of Care (of which Davis County is a member) is comprised of Local Homeless Coordinating Councils (LHCC) of which Clearfield City participates. Each region's LHCC is inclusive of stakeholders committed to the goal of ending homelessness. These include prevention, outreach, shelter, housing providers, ESG recipients and funders, faith organizations, government agencies, and law enforcement. Needs, service trends, HMIS and PIT data, HEARTH requirements, and goals are also discussed. CoC priorities and goals are discussed and information is provided to CoC leadership to incorporate into CoC wide plans. CoC staff provide training and support to the LHCCs to ensure that the makeup of the Council is reflective of the local community.

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

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

|   |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Agency/Group/Organization</b>                                                                                                                     | DAVIS COUNTY HOUSING AUTHORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>PHA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Public Housing Needs<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Davis County Housing Authority (DCHA), is a Public Housing Authority (PHA), that has served the Davis County community since 1972. DCHA administers a wide variety of programs in a continuing effort to meet our local need for affordable housing. They own and manage several apartment complexes and single-family dwellings throughout the county, as well as administer federal housing programs for the Department of Housing and Urban Development (HUD), including the Public Housing program and Section 8 Housing Choice Vouchers. DCHA coordinates with community partners in actively seeking solutions to address the needs of individuals and families experiencing homelessness in our community. City representatives communicate regularly regarding the City's CDBG program. DCHA is a subrecipient of the Housing Rehabilitation Program and the Downpayment Assistance Program. |
| 2 | <b>Agency/Group/Organization</b>                                                                                                                     | Balance of State Continuum of Care                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Other government - State<br>Continuum of Care                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>HOPWA Strategy<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | City representatives met with agency representatives to discuss the Market Analysis and Needs Assessment portions of the Consolidated Plan. The City works continues to work closely with the Davis County Local Homeless Coordinating Committee. |
| 3 | <b>Agency/Group/Organization</b>                                                                                                                     | Davis County Health Department                                                                                                                                                                                                                    |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Health<br>Other government - County                                                                                                                                                                                                      |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Lead-based Paint Strategy<br>Market Analysis<br>Anti-poverty Strategy                                                                                                                                                  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Davis County Health Department provided key information for the Market Analysis, insight into the needs of low- and moderate-income residents, and data on the County's Health Plan.                                                              |
| 4 | <b>Agency/Group/Organization</b>                                                                                                                     | Davis County Chamber of Commerce                                                                                                                                                                                                                  |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Planning organization<br>Business Leaders<br>Civic Leaders<br>Business and Civic Leaders                                                                                                                                                          |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Economic Development<br>Market Analysis                                                                                                                                                                                                           |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Davis County Chamber of Commerce provided information on the economic development initiatives within the county, the needs of business owners, and the forecast for future development within the region.                                         |

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| 5 | <b>Agency/Group/Organization</b>                                                                                                                     | Hill Airforce Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services - Housing<br>Services-Children<br>Services-Victims of Domestic Violence<br>Services-Health<br>Services-Education<br>Services-Employment<br>Services - Victims<br>Other government - Federal<br>Major Employer                                                                                                                                                                                                                                                                          |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Hill Air Force Based provided information on the housing resources that are available on-base and the challenges that airmen face when they look to find housing in the community. Additionally, Hill Air Force Base provided information on their mental health, domestic violence, health clinics, and general information on resources available on the base.                                                                                                                                |
| 6 | <b>Agency/Group/Organization</b>                                                                                                                     | CLEARFIELD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Victims of Domestic Violence<br>Service-Fair Housing<br>Services - Victims<br>Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide<br>Agency - Managing Flood Prone Areas<br>Agency - Management of Public Land or Water Resources<br>Agency - Emergency Management<br>Other government - Local<br>Planning organization |

|   |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Lead-based Paint Strategy<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy                                                                                                       |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Discussed with the City of Clearfield's Victims' Services team the available resources and support that is available through the City, police, and local non-profits for families experiencing domestic violence. City of Clearfield provided information on the need for broadband buildout in the community and the planned buildout of Utopia Fiber. They City also provided documents on the planning for natural disasters and flood prone areas. |
| 7 | <b>Agency/Group/Organization</b>                                                                                                                     | Archway Youth Services                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Children<br>Child Welfare Agency<br>Publicly Funded Institution/System of Care<br>Other government - State                                                                                                                                                                                                                                                                                                                                    |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Discussed with Archway Youth Services the resources that are available to families and children who are in crisis. Archway Youth Services is a part of Utah Department of Human Services, Juvenile Justice Services. Services provided include: detention, long term secure care, case management, and day skills intervention.                                                                                                                        |
| 8 | <b>Agency/Group/Organization</b>                                                                                                                     | DAVIS BEHAVIORAL HEALTH                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Health Agency<br>Other government - State                                                                                                                                                                                                                                                                                                                                                                                                              |

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|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Davis Behavioral Health began in 1972 as a Davis County mental health agency and later incorporated as a 501(c)(3) non-profit. Davis Behavioral Health provides mental and behavioral health assistance to roughly 10,000 deserving individuals who have the courage to seek help.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 9 | <b>Agency/Group/Organization</b>                                                                                                                     | FAMILY CONNECTION CENTER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Children<br>Services-Health<br>Services-Education<br>Child Welfare Agency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Non-Homeless Special Needs<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Family Connection Center provides a (1) crisis respite nursery, (2) parent education, (3) therapy. 24-hour Crisis/Respite Nurseries provide free and confidential emergency care day and night for children 0-11 years of age for parents in distress, giving children a safe haven while parents work to create a more stable, healthy home environment. Family Support Case Management focuses on the prevention of crisis in at-risk families through weekly visits and parent education classes, providing parenting skills, training and literacy enhancement leading to family stability and children's educational success. Therapy services provide free counseling treatment to families dealing with domestic violence, child abuse and other traumas to improve mental health, strengthen relationships, enhance functioning, and prevent re-victimization |

|    |                                                                                                                                                      |                                                                                                                                                                                                                  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | <b>Agency/Group/Organization</b>                                                                                                                     | SAFE HARBOR                                                                                                                                                                                                      |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>Services - Housing<br>Services-Victims of Domestic Violence<br>Services - Victims                                                                                                                     |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Families with children<br>Anti-poverty Strategy                                                                                             |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Safe Harbor, a non-profit organization, provides shelter, supportive services and advocacy to survivors of domestic violence and sexual assault, as well as education, awareness and resources to our community. |

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

The City worked to consult with all agencies that are required for the Consolidated Plan process.

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

| <b>Name of Plan</b> | <b>Lead Organization</b>                 | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Continuum of Care   | Utah Balance of State, Continuum of Care | State of Utah Strategic Plan on Homelessness (2019). The goals of the Strategic Plan on Homelessness are (1) To make homelessness rare (2) To make homelessness brief (3) To make homelessness non-recurring (4) Collaboratively. (5)To address homelessness in all of Utah. The City of Clearfield's Consolidated Plan goals align with these goals. They City is working with Safe Harbor Crisis Center to help support domestic violence survivors and to ensure that they have access to permanent housing. The City works collaboratively with the City's in the region and Davis County to help ensure that the economic development, transportation, and other initiatives are done in a concerted way to benefit all residents. |

**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))**

Clearfield City staff held meetings, consultations with Ryan Steinbeigle, Grants Administrator/Economic Development Coordinator, Community and Economic Development Department, and Morgan Cloward, Layton City CDBG & Economic Development Specialist. Davis County provides support for regional HUD-supported programs for compliance and coordination between counties and cities in Utah. Layton City is one of two entitlement cities in Davis County that receives and administers CDBG Funds.

**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). All notices of public meetings relating to this process are published in the local newspaper prior to the public meeting. The Consolidated Plan and First-Year Action Plan draft was made known to grant sub-recipients, made available at the customer service center, and noticed in the local newspaper according to HUD guidelines.

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

On January 10, 2025, Clearfield City issued a public notice soliciting applications for the PY2025-2026 projects. Applications opened on January 13, 2025, and closed February 14, 2025.

On March 7, 2025, Clearfield City issued a public notice for a public hearing and to open the 30-day comment period. The City held a 30-day comment period from March 26, 2025 - April 28, 2025. The Consolidated Plan and Action Plan can be made available, upon request, in Spanish. All Public Hearings and Comment Periods are advertised in the local newspaper of general circulation.

## 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-targeted/broad community | Clearfield City issued a public notice in English and Spanish in the Standard Examiner on January 10, 2025, for the submission of applications for PY 2025-2026. Applications opened on January 13, 2025, and closed February 14, 2025. | No Comments were received.   | The City accept and records all comments. No comments were received. |                     |
| 2          | Public Hearing   | Non-targeted/broad community | Public hearing was held on March 25, 2025.                                                                                                                                                                                              | No Comments were received.   | The City accept and records all comments. No comments were received. |                     |
| 3          | Public Hearing   | Non-targeted/broad community | Public Hearing was held on May 13, 2025.                                                                                                                                                                                                | No Comments were received.   | The City accept and records all comments. No comments were received. |                     |

**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 City'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 in assessing the City'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 the City of Clearfield's citizens.

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

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

Publicly owned community facilities include a wide range of recreational uses, including recreation and aquatic centers, senior centers, libraries, specialty parks, and event plazas. These facilities offer a specific stand-alone use, though they can be located within or adjacent to public parks sharing facilities to integrate related programming. Each community facility has location and service levels that need to be evaluated based on the land area required, demographics of residents it serves and relationships to other city facilities and parks.

The Community Services Department is responsible for parks, open space, trails, recreation, arts, aquatics, facility maintenance, and cemetery operations. The entire system includes 15 parks with approximately 110 acres of turf, more than 40 open space areas including 146 acres, 7.75 miles of trails, approximately \$27 million worth of facilities, and an 11-acre cemetery. Many of Clearfield's parks are aging and in need of renovation and newer amenities. The passage of the Parks, Arts, Recreation, Aquatics, and Trails (PARAT) Tax provides the City with additional resources to address a number of these critical challenges.

The City utilizes the 2019 Capital Facilities Plan (Plan) to guide future projects and investment. The basic findings of the Plan were that the existing level of service was relatively low when compared to a dozen or so other cities in Utah. Those tended to have levels of service between 4 and 6 acres per 1,000 population. The fact that Clearfield is very close to build-out tends to be a contributing factor to the lower level of service number. However, the population is increasing more than expected due to multi-level, high density housing construction.

The Plan found that overall distribution of the City's recreational amenities was adequate. Most areas of the City are adequately served, and only two specific areas have significant deficiencies. Some of the statistical findings were as follows:

- Acres of existing parks: 90.53 acres.
- 2010 Population (2010 Census): 30,095.
- Current Population (Calculation): 39,468.
- 2010 Level of Service (all parks): 2.9 acres/1,000 population.
- Current Level of Service (all parks): 2.29 acres/1,000 population.
- Current Level of Service (neighborhood and community parks only): 2.15 acres/1,000 population.

The areas of the City not well served by parks are the very western-most part of the City (west of 1000 West). The City currently has land available for park development on the east but must acquire additional land on the west.

The Plan identified specific recommendations for raising the level of service include:

- Develop a neighborhood park east of I-15 on existing City property (Pinnacle Park, 2.72 acres).
- Develop a second neighborhood park on the west of the City ( $\pm 4.5$  acres).
- Develop a community gathering place of approximately 11 acres near the center of town. The Mabey Pond area presents such an opportunity, especially if it is identified as a Redevelopment Area and associated funds and strategies are used to make the necessary changes. This improvement will be a capital improvement project, and hence the RDA consideration.
- Incorporate the changes with improvements planned for the downtown area (i.e. State Street upgrades, other RDA projects) to maximize the efficiency of each funding source available.
- Follow through with the development of the other planned parks: H Street Detention Park – 11.14 acres and Old School Property – 10.10 acres.

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

Needs for Clearfield's public facilities were gathered from the 2019 Facilities Plan. The 2019 Plan looked closely at recreational opportunities and amenities provided by Clearfield City to its residents. A reassessment of the park and recreation facilities and amenities helped to determine exactly how those opportunities have changed and reinforces the City's recreation classifications. All the collected data was entered into a GIS database, and used to not only develop maps, but perform rather robust analyses of the data. The current level of service provided by the existing amenities was determined, and the deficiencies and surpluses of these amenities (meaning their relative distribution throughout the City to be used by residents) were identified. The potential demand on recreation as the City reached build-out was also examined.

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

The Public Works Department is responsible for the City's infrastructure and utilities, including water, sewer, storm drain, solid waste and streets. There are approximately 72 miles of roads within the City, and street maintenance remains one of our most significant challenges. A recent change to the motor vehicle fuel tax and a voter approved sales tax in November, 2015 provided a much-needed increase in funding that the City intends to use to help supplement the City's Class B and C Revenues. The City's utility infrastructure is aging and requires frequent maintenance and upgrades.

Support new commercial development, with emphasis on the Legend Hills area and our two I-15 interchanges and along State Street, Main Street, SR 193, and 1700 S. Clearfield City is easily accessed through a well-developed network of transportation amenities, including the Utah Transit Authority's Frontrunner commuter rail service, Interstate I-15, Highway 193, Antelope Drive (1700 South), State/Main Street (SR 126), 300 North, 800 North, and 1000 West. The City should preserve and enhance these amenities in a manner that maximizes their usefulness and service to the community. The City is working to encourage the development of opportunities for alternative modes

of transportation including active transportation between local communities and from Clearfield City to the Salt Lake and Ogden metropolitan areas.

Careful foresight and planning are necessary to ensure the efficient use resources for the City's water system. Materials used in the past for water system construction may not be preferred today due to durability or other factors. Older water lines, valves, storage reservoirs, wells, etc. built from less-desirable materials should be upgraded over time. Likewise, water system components that show signs of wear and deterioration should be scheduled for repair. Water system components with higher volumes should generally be repaired before smaller ones, thereby benefiting the greatest number of our residents. The smallest water lines, such as individual service lines up to the meter, will only be repaired or replaced as necessary. Additionally, hazardous or unsafe water system components should be addressed as soon as reasonably possible.

Public storm drain utility maintenance and construction projects are key to ensuring the reliability of the sewer system and safety of residents. Certain materials used in the past for storm drain construction may not be preferred today due to durability or other factors. Older storm drain system components (including lines, gutters, manholes, and basins) built from less-desirable materials should be upgraded over time. Likewise, storm drains that show signs of wear and deterioration should be scheduled for repair. Storm drains system improvements meant to serve new growth or expand system capacity should be addressed regularly to ensure that we can meet the ongoing needs of our residents.

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

These needs were addressed and outlined in the City's updated 2017 Long Range Strategic Plan.

#### **Describe the jurisdiction's need for Public Services:**

Public services generally include homeless/AIDS patient programs, senior services, handicapped services, legal services, youth services, transportation services, substances abuse services, services for battered/abused spouses, employment training, crime awareness/prevention, housing counseling, childcare services, health services, services for abused/neglected children, and mental health services.

The City of Clearfield values strong family and neighbor relationships, taking care of one another, having respect and tolerance for all, being warm and welcoming, providing a broad range of amenities and services, and celebrating unique neighborhood qualities. To this end, the City's goals are to foster resident involvement and community awareness and celebrate the City's cultural, ethnic, and age-based diversity.

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

These needs were determined following consultation with local service providers, City staff, and public comment.

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

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

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

Incomes not keeping pace - Housing affordability in Utah, over the long-term, is threatened due to the gap between the annual real rate of

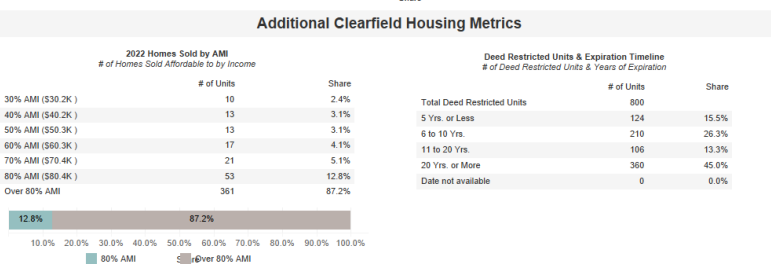
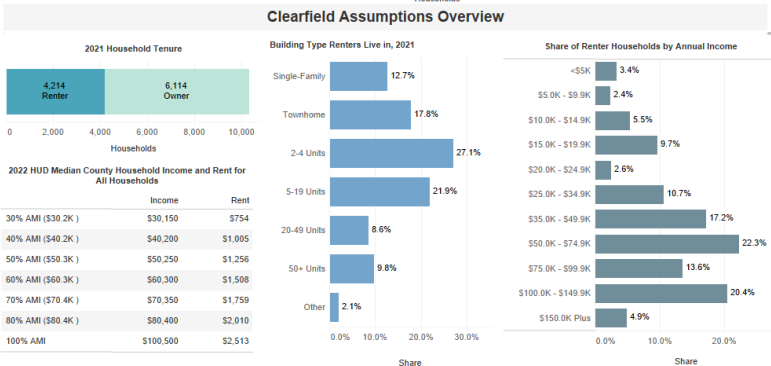
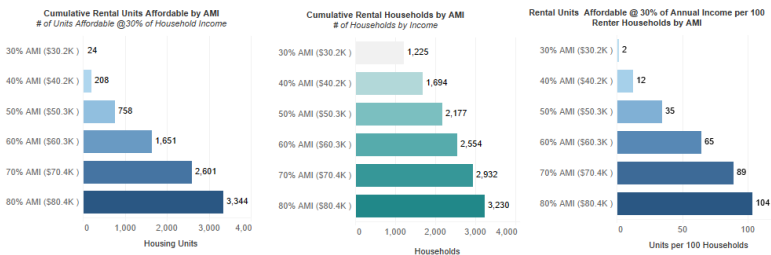
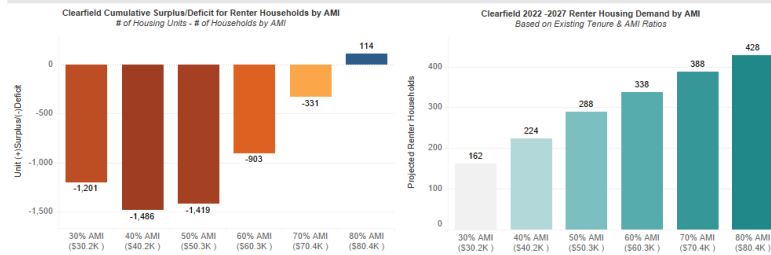
increase in housing prices annually of 3.32 percent and the annual real rate of increase in household income of 0.36 percent. In Utah, housing prices increase much faster than incomes; consequently, many households face high levels of housing cost burdens.

The greatest challenge is households with income below the median - The current affordable housing crisis in Utah is concentrated in households with income below the median. A household with income below the median has a one in five chance of a severe housing cost burden, paying at least 50 percent of their income toward housing. In comparison, a household with an income above the median has a one in 130 chance. By another measure, a household with income below the median is 32 times as likely to have a severe housing cost burden as a household with income above the median.

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

## Select Area Clearfield

### 2022 Affordable Housing Dashboard



Sources: US Census American Community Survey 5-Yr Estimates, Ken C. Garther Policy Institute, Department Of Housing & Urban Development, Utah Department of Transportation, WPRC, MAG, Utah Housing Corporation, RentRange-AltSource, UtahRealEstate.com

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

### Introduction

The City of Clearfield has continued to prioritize the needs of residents for addressing the non-housing community development needs. The City's programs and future projects align with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.

The City works with local and regional organizations to help improve the economy of Clearfield and provide more living wage jobs for residents. The continued emphasis is building an economy with living-wage jobs that will help ease the cost burden of housing and provide financial stability to residents.

### 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     | 76                | 0              | 1                  | 0               | -1                  |
| Arts, Entertainment, Accommodations           | 1,171             | 604            | 12                 | 5               | -7                  |
| Construction                                  | 742               | 333            | 8                  | 3               | -5                  |
| Education and Health Care Services            | 1,512             | 1,927          | 16                 | 15              | -1                  |
| Finance, Insurance, and Real Estate           | 694               | 275            | 7                  | 2               | -5                  |
| Information                                   | 174               | 15             | 2                  | 0               | -2                  |
| Manufacturing                                 | 1,564             | 6,746          | 16                 | 52              | 36                  |
| Other Services                                | 339               | 197            | 4                  | 2               | -2                  |
| Professional, Scientific, Management Services | 952               | 1,465          | 10                 | 11              | 1                   |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 1,486             | 680            | 15                 | 5               | -10                 |
| Transportation and Warehousing                | 457               | 348            | 5                  | 3               | -2                  |
| Wholesale Trade                               | 450               | 352            | 5                  | 3               | -2                  |

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|--------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Total              | 9,617             | 12,942         | --                 | --              | --                  |

**Table 5 - Business Activity**

Data Source Comments:

## Labor Force

|                                                |        |
|------------------------------------------------|--------|
| Total Population in the Civilian Labor Force   | 15,505 |
| Civilian Employed Population 16 years and over | 15,000 |
| Unemployment Rate                              | 3.18   |
| Unemployment Rate for Ages 16-24               | 13.04  |
| Unemployment Rate for Ages 25-65               | 1.73   |

**Table 6 - Labor Force**

Data Source: 2016-2020 ACS

| Occupations by Sector                            | Number of People |
|--------------------------------------------------|------------------|
| Management, business and financial               | 2,945            |
| Farming, fisheries and forestry occupations      | 515              |
| Service                                          | 1,945            |
| Sales and office                                 | 3,310            |
| Construction, extraction, maintenance and repair | 1,655            |
| Production, transportation and material moving   | 1,200            |

**Table 7 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 10,080        | 75%         |
| 30-59 Minutes      | 2,820         | 21%         |
| 60 or More Minutes | 490           | 4%          |
| <b>Total</b>       | <b>13,390</b> | <b>100%</b> |

Table 8 - 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              | 660               | 65         | 300                |
| High school graduate (includes equivalency) | 3,510             | 175        | 890                |
| Some college or Associate's degree          | 4,220             | 165        | 1,035              |
| Bachelor's degree or higher                 | 2,310             | 70         | 510                |

Table 9 - 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                       | 45        | 14        | 170       | 100       | 90      |
| 9th to 12th grade, no diploma             | 525       | 230       | 255       | 255       | 140     |
| High school graduate, GED, or alternative | 1,315     | 1,815     | 1,190     | 1,630     | 605     |
| Some college, no degree                   | 1,185     | 1,600     | 990       | 1,510     | 750     |
| Associate's degree                        | 240       | 600       | 425       | 555       | 130     |

|                                 | Age       |           |           |           |         |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
|                                 | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Bachelor's degree               | 90        | 1,145     | 600       | 675       | 190     |
| Graduate or professional degree | 10        | 285       | 170       | 205       | 29      |

**Table 10 - Educational Attainment by Age**

Data Source Comments:

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

| <b>Educational Attainment</b>               | <b>Median Earnings in the Past 12 Months</b> |
|---------------------------------------------|----------------------------------------------|
| Less than high school graduate              | 28,621                                       |
| High school graduate (includes equivalency) | 36,776                                       |
| Some college or Associate's degree          | 43,950                                       |
| Bachelor's degree                           | 60,173                                       |
| Graduate or professional degree             | 89,596                                       |

**Table 11 – 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?**

Education and manufacturing continue to be the primary business activities in Clearfield with each category representing 16% of the share of workers.

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

**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, as well as 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 is estimated at over \$3 billion annually.
- The base is the largest single-site employer in Utah, with more than **22,000 military and civilian employees**.

**Freeport Center**

Freeport Center plays a key role in the economic growth of Clearfield and the surrounding communities. Freeport Center is home to more than 70 national and local companies that have a workforce of over **7,000 employees**. These companies have found Freeport Center is in the best location to manufacture and distribute products. Clearfield 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 final destination at a continuation of the through rate.

**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.**

The City of Clearfield is committed to helping support all employers in the area including businesses at the Freeport Center, Hill Air Force Base, Davis School District, Davis Hospital and Medical Center, and small businesses.

The City of Clearfield is an owner of UTOPIA (Utah Telecommunication Open Infrastructure Agency). Using an active Ethernet infrastructure and operating at the wholesale level, Utopia supports open access and promotes competition in all telecommunications services. 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. UTOPIA Fiber also makes new technologies more feasible through high-speed connections, such as: distance education, telecommuting & Home Businesses, remote data storage and retrieval, and security.

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

The workforce in Clearfield is comprised of educated young adults who are looking for stable employment to support themselves and their young families.

Davis County's unemployment rate increased 0.2 % points in 2023 to end at 2.4%. This is essentially the same as 2022 but is slightly below the state rate of 2.6% and indicative of a very tight labor market.

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

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

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

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

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

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

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

#### **Clearfield Job Corps Center**

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

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

Applicants must meet one or more of these conditions:

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

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

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

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

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

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

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

Yes

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

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

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

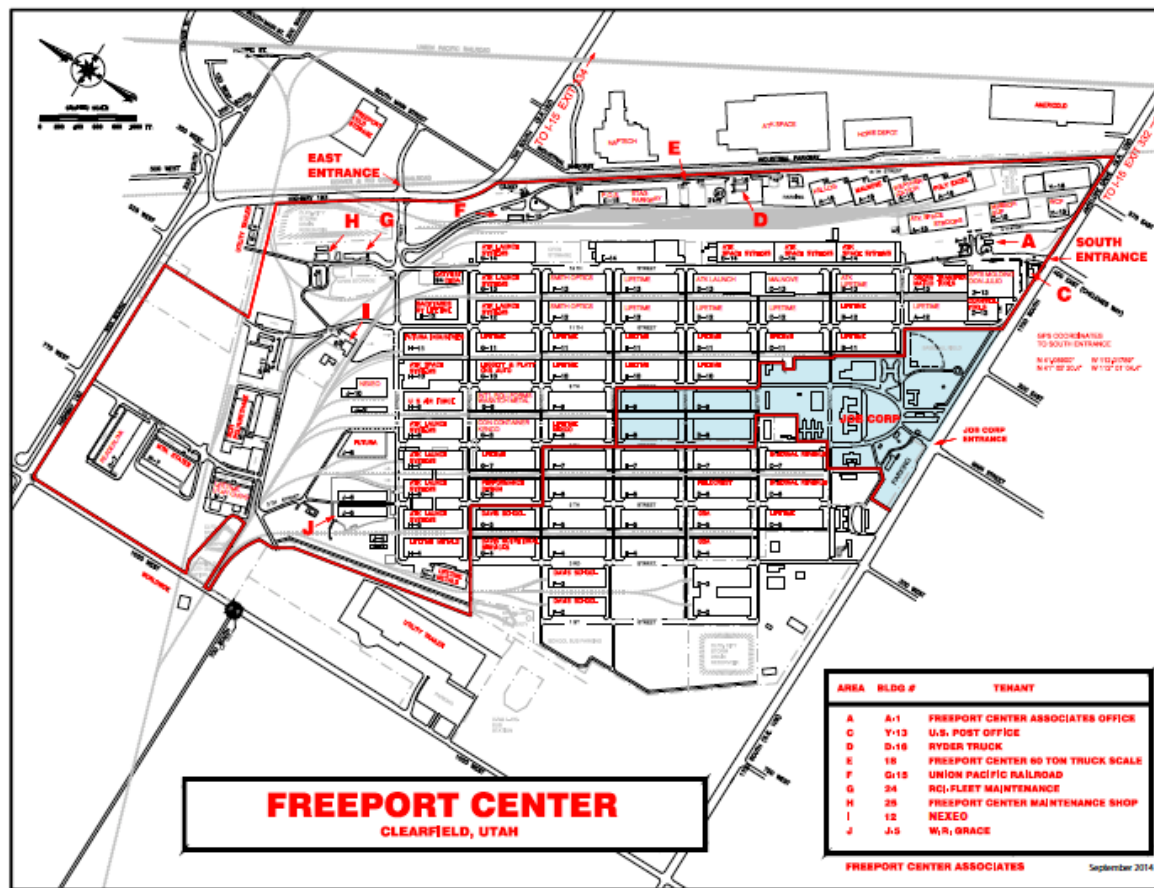
The CEDS focuses on four key strategies:

1. **Link Development with Transportation and Other Infrastructure** - Coordinated transportation, infrastructure, and land-use decisions to enhance household access to jobs and educational opportunities and employer's access to the workforce and customers.

2. **Create Fiscally Sustainable Places** - Revenues and expenses are balanced and sustainable for households, communities, and the region.
3. **Provide Amenities** - Maintain quality of life elements that attract skilled labor by encouraging more walkable cities, open space preservation, and improved air and water quality.
4. **Attract and Retain Businesses, and Encourage Innovation** - Support and encourage business retention, job creation, workforce development, and innovation by partnering and information sharing.

## Discussion

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



Freeport Center Map



## 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       | 5,608         |
| Air Force Reserve / Air National Guard | 913           |
| Government Civilians                   | 14,151        |
| Contract Civilians                     | 6,221         |
| <b>TOTAL WORKFORCE:</b>                | <b>26,893</b> |
| Military Dependents                    | 5,660         |
| <b>COMBINED TOTAL:</b>                 | <b>32,553</b> |

## 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            |
| <b>TOTAL:</b>                                                               | <b>\$4,331,559,242</b> |

## ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

|                     |                        |
|---------------------|------------------------|
| <b>Annual Value</b> | <b>\$6,309,673,840</b> |
|---------------------|------------------------|

## TOTAL ESTIMATED JOBS CREATED

|             |               |
|-------------|---------------|
| <b>Jobs</b> | <b>67,046</b> |
|-------------|---------------|

## 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         |
| <b>GRAND TOTAL:</b>                | <b>\$12,763,369,917</b> |

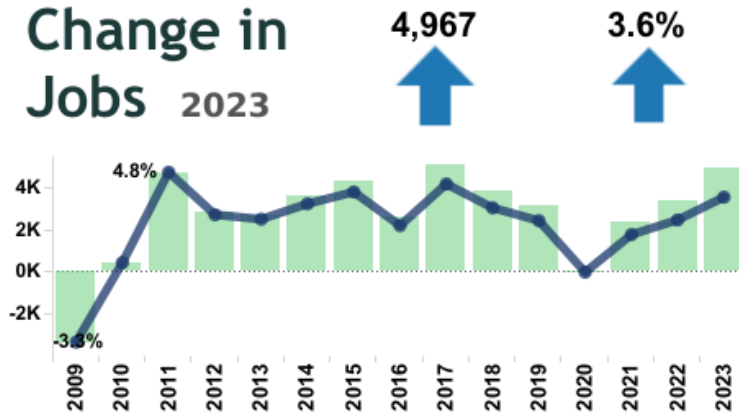


## HILL AFB Economic Impact 1

# Davis County QUICK FACTS

Davis County saw moderate growth over 2023. Its population increased and nonfarm employment grew. Gross taxable sales reached almost \$7B. Most industries experienced healthy growth apart from mining and professional and business services, which remained relatively unchanged. Total construction permit values fell slightly, as did total dwelling units approved.

## Change in Jobs 2023



|                                  |       |
|----------------------------------|-------|
| Mining                           | 6     |
| Construction                     | 358   |
| Manufacturing                    | 406   |
| Trade/Transportation/Utilities   | 554   |
| Information                      | 120   |
| Financial Activities             | 236   |
| Professional/Business Services   | -29   |
| Education/Health/Social Services | 1,000 |
| Leisure/Hospitality Services     | 1,037 |
| Other Services                   | 265   |
| Government                       | 1,017 |

## Population 2023

373,207

↑ 0.9%

## Unemployment Rate 2023

2.4% ↑ 0.2 points



## Average Monthly Nonfarm Wage 2023

Average Monthly Wage **\$4,720**  
Change from Previous Year **4.0%**

## Income 2022

Median Household **\$101,285**  
Per Capita **\$58,147**

## Construction Permitting Change 2023

Dwelling Units -33.3%  
Total Permit Values -16.3%



## Gross Taxable Sales Change 2023

↑ 1.5%

Updated 11/4/24. Next Update: October 2025

Sources: U.S. Census Bureau; Utah Department of Workforce Services, U.S. Bureau of Economic Analysis, Utah State Tax Commission, and Utah Bureau of Economic and Business Research.

## Economic Snapshot Davis County

# 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                   |

Updated 11/4/24. Next Update: October 2025

Source: Utah Department of Workforce Services.

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

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

There are four housing problems in the CHAS data that HUD uses 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 any 1 or more of these 4 problems. Concentration occurs when the area experiences multiple housing problems a greater rate than the rest of the community.

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

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

The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, 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.

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

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

The census tracts with the highest levels of concentrated poverty run along either side of the Freeport Center. The neighborhoods are impacted by the close proximity to a major industrial/distribution center and the trainlines which feed into Freeport.

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

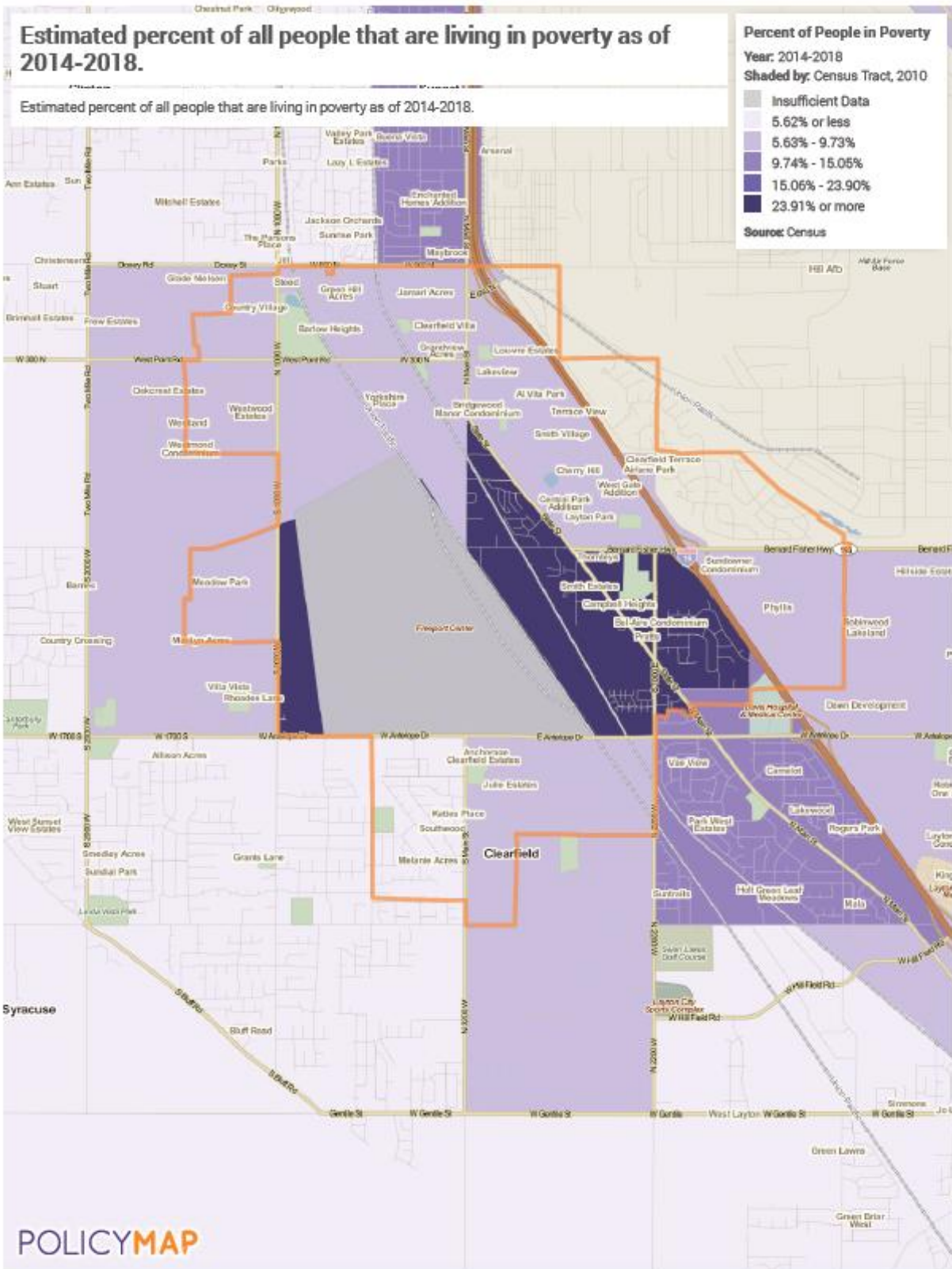
Some of the community assets in these areas include the Frontrunner station and several bus routes. The public transit assets connect people to employment centers. Additionally, there are a large number of community centers, job and vocational training centers, and resources for persons living in poverty or with limited English proficiency. However, these neighborhoods also have easy and direct access to Davis Hospital Medical Center, North Davis Junior High, Cook Elementary, Fisher Park, Clearfield

Community Center, Davis County Senior Center, Clearfield Aquatic and Fitness Center, US Freeway 15, and several grocery stores.

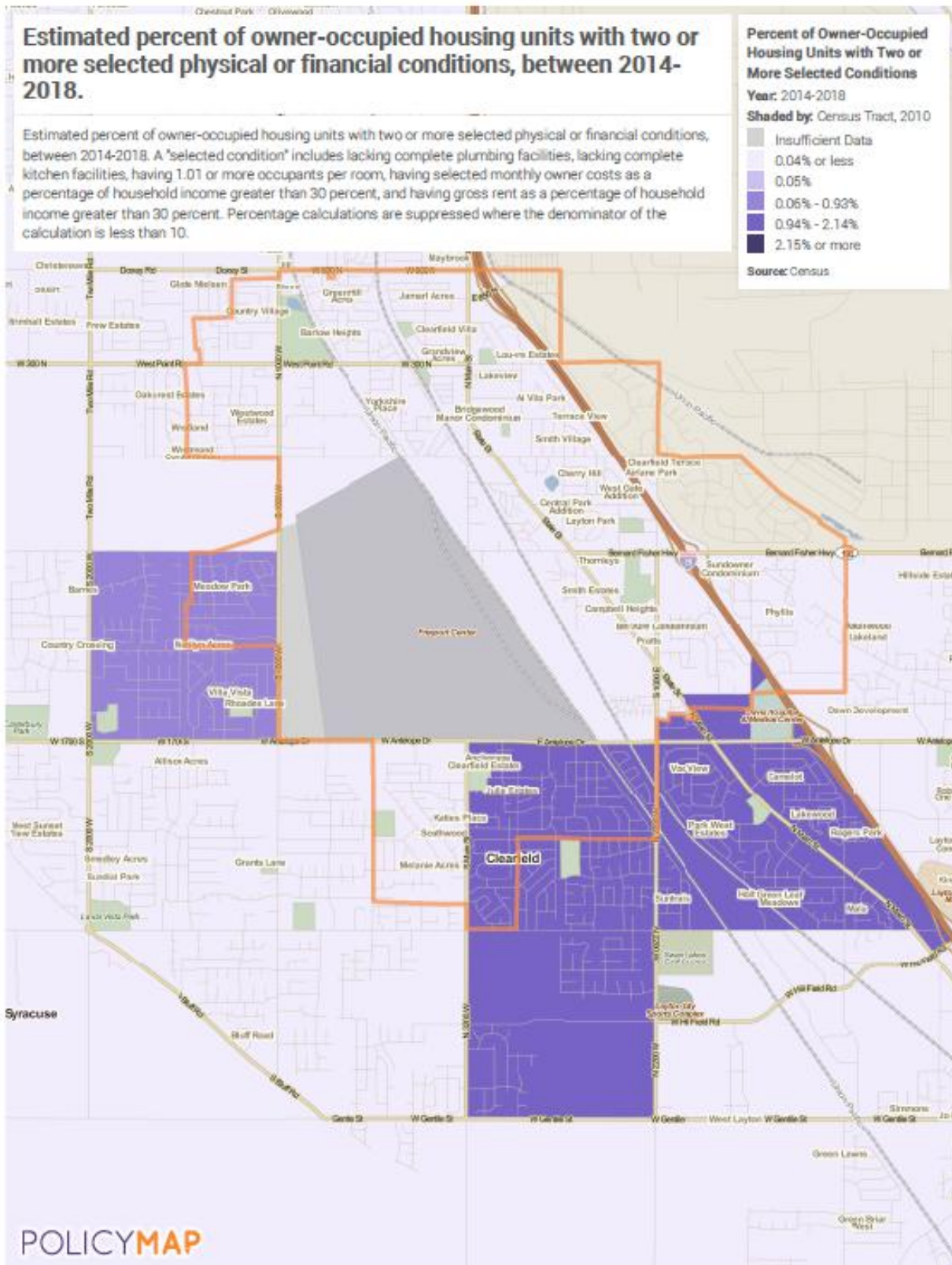
**Are there other strategic opportunities in any of these areas?**

Future improvements are intended to include multimodal improvements, transportation improvements, and economic development activities.

DRAFT



## Percentage of Residents in Poverty



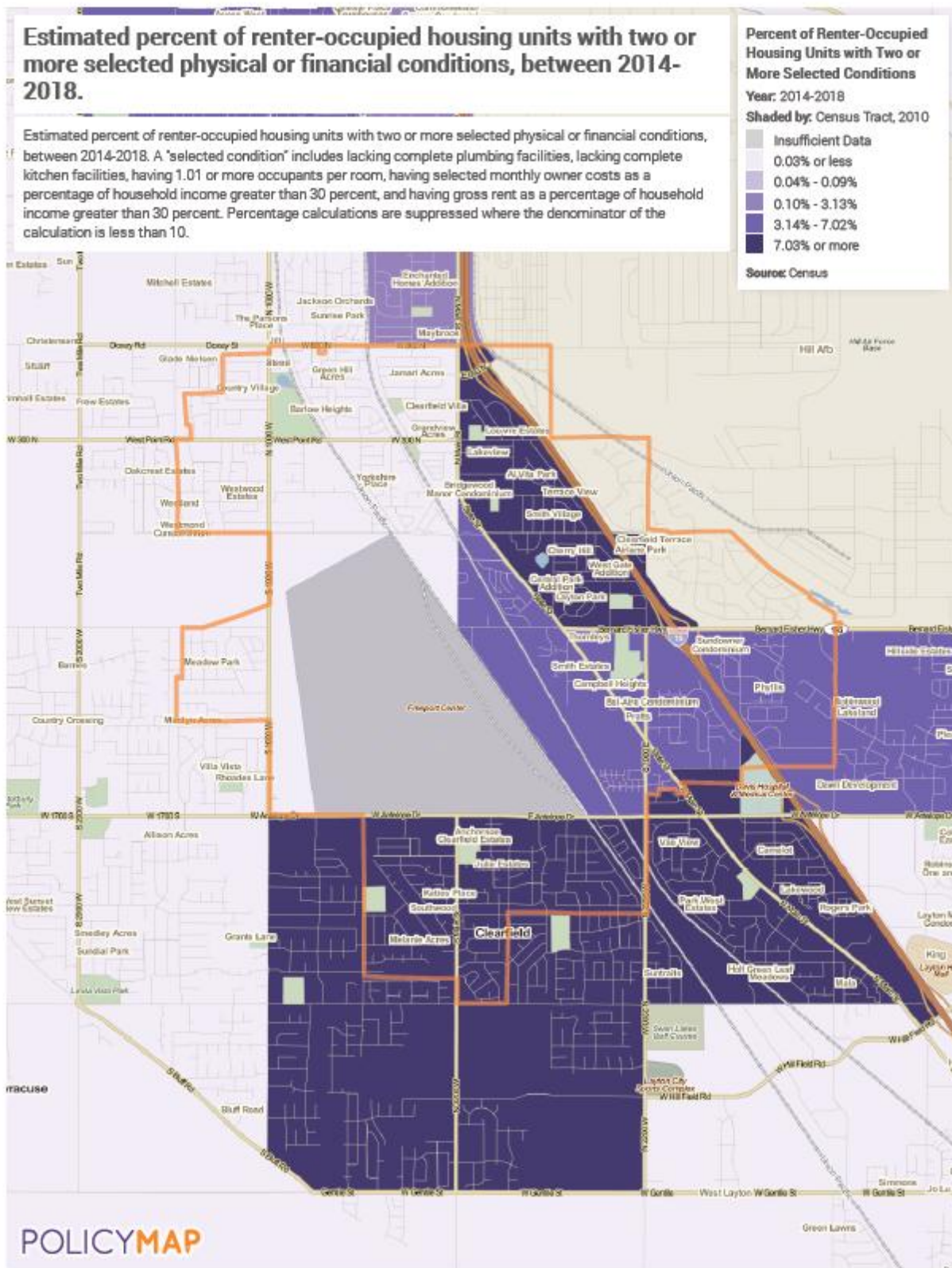
**Owner-occupied 2 or more**

Consolidated Plan

CLEARFIELD

40

OMB Control No: 2506-0117 (exp. 09/30/2021)



Renter-occupied 2 or more

## **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 the traditional dial-up access. Broadband includes several high-speed transmission technologies such as: digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over powerlines (BPL).

The current standard for broadband in the U.S. is internet with a 100 Mbps (Megabits per second) download speed and 20 Mbps upload.

However, there are still a large number of Americans unable to access broadband at the speeds necessary to make full use of its benefits. Federal Communications Commission (FCC) and National Telecommunications and Information Administration (NTIA) datasets clearly demonstrate these significant gaps in access to broadband infrastructure (2021 Broadband Deployment Report).

- The gap between urban and rural Americans with access to 25/3 Mbps fixed broadband services fell from 30 percentage points at the end of 2016 to 16 points at the end of 2019.
- More than three-quarters of those Americans in areas newly served in 2019 (nearly 3.7 million) live in rural areas.
- Overall decrease of more than 20% in the number of Americans without access to 25/3 Mbps broadband services since the 2020 report, from more than 18.1 million at the end of 2018 to fewer than 14.5 million at the end of 2019.
- With regards to mobile broadband, since 2018, the number of Americans lacking access to 4G LTE mobile broadband with a median speed of 10/3 Mbps was reduced by more than 57%, including a nearly 54% decrease among rural Americans.
- The end of 2019, the vast majority of Americans, 94% had access to both 25/3 Mbps fixed broadband service and mobile broadband service with a median speed of 10/3 Mbps.

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 helping with the expansion of broadband infrastructure to low- and moderate-income communities. The final ruling requires installation of broadband

infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD. Additionally, CDBG entitlement communities are required to provide an analysis of the needs of the broadband needs of housing occupied by low- and moderate-income households.

**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 Clearfield. The map shows the number of providers available with the most recent data from June 2024 with >25/3 Mbps. The City has complete coverage with diverse broadband providers for residents to choose from.

BroadbandNOW reports the following about broadband internet service providers in Clearfield:

- The average download speed in Clearfield is 358.54 Mbps.
- There are 15 internet providers in Clearfield.
- The average internet download speed in Utah is 249.75 Mbps, making it the 30<sup>th</sup> fastest state in the US.
- Approximately 95% of Clearfield residents are serviced by multiple wired providers.
- 100% of residents in Davis County have access to fixed wireless internet service.
- Utah is the 16th most connected state in the U.S.
- 92.7% of Utahns have access to 25Mbps download and 3 Mbps upload.
- There are 148 internet providers in all of Utah.

Additionally, the City of Clearfield is an owner of **UTOPIA (Utah Telecommunication Open Infrastructure Agency)**. Utopia Fiber expanded its reach in 2024, deploying 1.9 million feet of fiber-optic cable, 1.3 million feet of underground conduit, 68,190 feet of aerial strand, and 8,660 handholes, providing access to fast, reliable internet for even more Utahns.

UTOPIA Fiber's speed offerings continue to evolve with customer needs. **Among new subscribers in 2024**, the **1 Gig** option remained the most popular, selected by **88%**. The **2.5 Gig** option, introduced in 2024, quickly gained traction among residential customers, accounting for **10% of new subscribers**. The **10 Gig** service continued to be a niche choice making up **2% of new subscribers in 2024**. Although businesses make up the majority of the network's 10 Gig customer base, interestingly, **three-quarters of 10 Gig subscribers in 2024 were residential customers**. As demand for higher bandwidth increases, UTOPIA Fiber's Open Access model provides flexible, future-proof internet with multiple ISP choices, fostering competition and keeping prices affordable.

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

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

In recent years, the state of Utah has experienced drought conditions. The state's watersheds and aquifers are refilled by snowmelt. Drought is impacted by several natural factors including winter precipitation, soil saturation, temperatures and man-made factors like population growth, water demand, and water storage.

According to the Utah Department of Natural Resources, extreme drought and climate change have highlighted the need for Utah to stretch water supply and improve efficiency. The Division of Water Resources promotes legislation as part of its mission to plan, conserve, develop and protect Utah's water resources. Water legislation is intended to directly result in funding, prompting actions, or adjustments that could impact how the department effectively enacts its mission.

Clearfield City is vulnerable to natural, technological, and human-caused hazards that threaten the health and safety of citizens. Mitigation action and planning can substantially reduce the cost of responding to and recovering from a disaster. A major disaster or emergency could produce a large number of fatalities and injuries.

**Severe Winter Storms** East winds are common to the area. Sustained winds in excess of 50 mph with gusts of over 80 mph are not uncommon. Property damage caused by east winds has, and continues to occur frequently in Clearfield. The majority of damage is to residential structures with shingles and siding being torn off, fences being blown over and trees being toppled. On rare occasions, a roof may be torn off a building. Tractor-trailer rigs may be blown over on I-15, which results 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. Additionally, secondary power lines are inevitably blown down in some locations, resulting in loss of power to traffic signals, businesses, and homes. 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 the average, Clearfield experiences at least one east wind episode yearly, usually during the winter months. In the summer months it would not be uncommon for thunderstorms to strike Clearfield with severe micro burst winds that can cause damage to structures, and hurl debris causing injury to persons caught in the open.

**Flooding** Although located in a semi-arid region, Clearfield City is subject to cloudburst and snowmelt floods, canal ruptures and river overflows.

**Lightning** Lightning is Utah's number one weather-related killer. According to the National Weather Service, 18 individuals have been killed and 41 injured by lightning in Utah since 1993. Many structures have also sustained damage when they were struck by lightning.

**Urban Fires** The risk of an urban conflagration and wildland/urban interface fires has been reduced with the establishment and implementation of fire prevention codes and inspection programs. Arson and institutional fires may require major commitments of fire suppression resources leaving the community vulnerable to other emergency events.

*Emergency Operations Plan, City of Clearfield, 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 cost of water is consistently climbing over a period of many years for both human consumption and agricultural or landscaping needs, based on community standards and growth, and environmental conditions, due to the increasing demand on this finite resource.

Utah farmers may experience scarce crop yields and feed availability, thus impacting all state households including low-to-moderate-income residents. Officials with the Utah Department of Natural Resources indicate farmers and ranchers will have to cut back on available water and the number of crops/acres that they're able to plant. Extreme drought would also impact fish due to low water levels in lakes, reservoirs, and streams throughout Utah.

## HAZARD ANALYSIS

**Table 3-1  
Hazard Analysis Table Legend**

| Rating        | Frequency                | Consequences                                                                                                                    |
|---------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Low</b>    | Less than every 25 years | Some communitywide impact possible. Usually handled with available community resources.                                         |
| <b>Medium</b> | Between 1 and 25 years   | Localized damage may be severe; communitywide impact minimal to moderate. Handled with community resources and some mutual aid. |
| <b>High</b>   | Annual                   | Moderate to high community-wide impact. May require state or federal assistance.                                                |

**Table 3-2 Hazard Analysis Table**

| Hazard                                | Frequency | Warning Lead Times          | Consequences | Population/Area at Risk   |
|---------------------------------------|-----------|-----------------------------|--------------|---------------------------|
| <b>Avalanche</b>                      | Low       | Minutes                     | Low          | Site                      |
| <b>Landslide</b>                      | Low       | Hours to days               | Low          | Site                      |
| <b>Drought</b>                        | Low       | Weeks to months             | Medium       | Countywide                |
| <b>Earthquake</b>                     | Medium    | Minutes                     | Catastrophic | Countywide                |
| <b>Epidemic</b>                       | Low       | Weeks to occurrence         | Catastrophic | Countywide                |
| <b>Flooding</b>                       | Medium    | 24 hours to occurrence      | High         | Site                      |
| <b>Snowstorm</b>                      | High      | 36 to 24 hours              | Medium       | Countywide                |
| <b>Lightning</b>                      | High      | Occurrence                  | Low          | Site                      |
| <b>Tornado</b>                        | Low       | Several minutes             | High         | Countywide                |
| <b>Wildfire</b>                       | High      | 24 to 12 hours / occurrence | Medium       | Wild land urban interface |
| <b>HAZMAT</b>                         | Medium    | Occurrence                  | High         | Site                      |
| <b>Radiological Incidents</b>         | Low       | Occurrence                  | Medium       | Site                      |
| <b>Utility Outages/Shortages</b>      | Low       | Months to weeks             | High         | Countywide                |
| <b>Telecommunications Disruptions</b> | Low       | Days to hours               | High         | Countywide                |

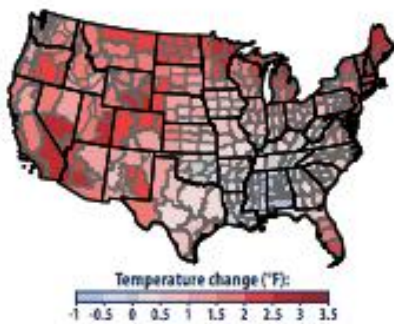
### Hazard Analysis

# What Climate Change Means for Utah

Utah's climate is changing. The state has warmed about two degrees (F) in the last century. Throughout the western United States, heat waves are becoming more common, and snow is melting earlier in spring. In the coming decades, the changing climate is likely to decrease the flow of water in Utah's rivers, increase the frequency and intensity of wildfires, and decrease the productivity of ranches and farms.

Our climate is changing because Earth is warming. People have increased the amount of carbon dioxide in the air by 40 percent since the late 1700s. Other heat-trapping greenhouse gases are also increasing. These gases have warmed the surface and lower atmosphere of our planet about one degree during the last 50 years. Evaporation increases as the atmosphere warms, which increases humidity, average rainfall, and the frequency of heavy rainstorms in many places—but contributes to drought in others.

Greenhouse gases are also changing the world's oceans and ice cover. Carbon dioxide reacts with water to form carbonic acid, so the oceans are becoming more acidic. The surface of the ocean has warmed about one degree during the last 80 years. Warming is causing snow to melt earlier in spring.



Rising temperatures in the last century. The last decade was the warmest on record throughout the West. Source: EPA, Climate Change Indicators in the United States.

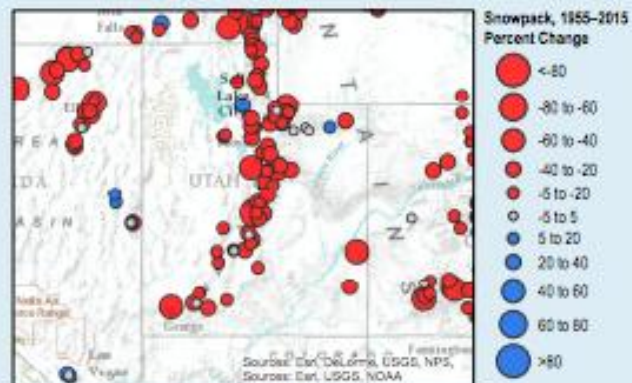
## Snowpack

As the climate warms, less precipitation falls as snow, and more snow melts during the winter. That decreases snowpack—the amount of snow that accumulates over the winter. Since the 1950s, the snowpack has been decreasing in Utah, as well as Wyoming and Colorado, which contribute snowmelt to the Green and Colorado rivers.

Diminishing snowpack can shorten the season for skiing and other forms of winter tourism and recreation. The tree line may shift, as subalpine fir and other high-altitude trees become able to grow at higher elevations. A higher tree line would decrease the extent of alpine tundra ecosystems, which could threaten some species.



A surveyor measures the depth of the snowpack at Mt. Baldy on the Wasatch Plateau in April 2015. The map below shows the results of many years of this type of measurement. Credit: Jordan Clayton, USDA Natural Resources Conservation Service.



Trends in April snowpack, 1955–2013. Snowpack has declined at most monitoring sites in Utah and the Upper Colorado River Basin. Source: EPA.

## What Climate Change Means to Utah (1)

### Water Availability

The changing climate is likely to increase the need for water but reduce the supply. Rising temperatures increase the rate at which water evaporates (or transpires) into the air from soils, plants, and surface waters. Soils are likely to be drier in most of the state, so irrigated farmland would need more water. But less water is likely to be available, because precipitation is unlikely to increase as much as evaporation.

The decline in snowpack could further limit the supply of water for some purposes. Mountain snowpacks are natural reservoirs. They collect the snow that falls during winter and release water when the snow melts during spring and summer. Over the past 50 years, snowpack has been melting earlier in the year. Dams capture most meltwater and retain it for use later in the year. But upstream of these reservoirs, less water is available during droughts for ecosystems, fish, water-based recreation, and landowners who draw water directly from a flowing river.

### Agriculture

Increasing droughts and higher temperatures are likely to interfere with Utah's farms and cattle ranches. Hot temperatures threaten cows' health and cause them to eat less, grow more slowly, and produce less milk. Fire may also impair livestock operations. Reduced water availability would create challenges for ranches and irrigated farms, which account for 80 percent of the water used in the state.

### Wildfires and Changing Landscapes

Higher temperatures and drought are likely to increase the severity, frequency, and extent of wildfires, which could harm property, livelihoods, and human health. The Millard Flat Fire in 2007 was the largest wildfire ever recorded in Utah. Wildfire smoke can reduce air quality and increase medical visits for chest pains, respiratory problems, and heart problems.

The combination of more fires and drier conditions may expand deserts and otherwise change parts of Utah's landscape. Many plants and animals living in arid lands are already near the limits of what they can tolerate. Higher temperatures and a drier climate would generally extend the Great Basin desert to higher elevations and expand its geographic range. In some cases, native vegetation may persist and delay or prevent expansion of the desert. In other cases, fires or livestock grazing may accelerate the conversion of

grassland to desert in response to the changing climate. For similar reasons, some forests may change to desert or grassland.

### Pests

Warmer and drier conditions make forests more susceptible to pests. Drought reduces the ability of trees to mount a defense against attacks from pests such as bark beetles, which infested 50,000 acres of Utah's forests in 2012. Temperature controls the life cycle and winter mortality rates of many pests. With higher winter temperatures, some pests can persist year-round, and new pests and diseases may become established.



*In Utah's Uinta-Wasatch-Cache National Forest, bark beetles have killed more than 90 percent of the trees in some areas. Credit: Brendan Waterman, USDA Forest Service.*

### Human Health

Hot days can be unhealthy—even dangerous. Certain people are especially vulnerable, including children, the elderly, the sick, and the poor. High air temperatures can cause heat stroke and dehydration, and affect people's cardiovascular, respiratory, and nervous systems. Higher temperatures are amplified in urban settings where paved and other surfaces tend to store heat. Construction crews may have to alter their work schedules to avoid the heat of the day.

Rising temperatures can also increase the formation of ground-level ozone, a key component of smog. Ozone has a variety of health effects, aggravates lung diseases such as asthma, and increases the risk of premature death from heart or lung disease. EPA and the Utah Department of Environmental Quality have been working to reduce ozone concentrations. As the climate changes, continued progress toward clean air will be more difficult.

The sources of information about climate and the impacts of climate change in this publication are: the national climate assessments by the U.S. Global Change Research Program, synthesis and assessment products by the U.S. Climate Change Science Program, assessment reports by the Intergovernmental Panel on Climate Change, and EPA's Climate Change Indicators in the United States. Mention of a particular season, location, species, or any other aspect of an impact does not imply anything about the likelihood or importance of aspects that are not mentioned. For more information about climate change science, impacts, responses, and what you can do, visit EPA's Climate Change website at [www.epa.gov/climatechange](http://www.epa.gov/climatechange).

## What Climate Change Means to Utah (2)

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Clearfield's 2025-2029 Consolidated Plan is a five-year strategic plan to provide an outline of action 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.

Priorities were determined through analysis of multiple data sources:

- Clearfield Impediments to Fair and Affordable Housing
- Clearfield Moderate Income Housing Plan (2022)
- Clearfield General Plan (2017)
- Clearfield Long Range Strategic Plan (2016)
- State of Utah Affordable Housing Report (2024)
- Davis County Health Needs Assessment - Implementation Plan (2024-2028)
- Davis County Community Health Improvement Plan (2024-2028)
- Utah Department of Health, Annual HIV epidemiological profile (2021)
- Utah's Plan to Address Homelessness (2023)
- Davis County Market at a Glance, HUD PD&R / Economic & Market Analysis Division (2021)
- Clearfield-Ogden Comprehensive Market Analysis, HUD Office of Policy and Research, (2021)
- Staff recommendations
- Community Housing Assessment Strategy (CHAS) data
- American Housing Survey (AHS) data
- American Community Survey (ACS) 2013-2017 5-Year Estimates

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

Over the course of the 2025-2029 Consolidated Plan the City has established goals and outcomes to around:

- Public Services
- Housing Rehabilitation
- Public Infrastructure

- Planning and Administration

The Strategic Plan serves as a planning document that outlines the anticipated resources throughout the 5-years from CDBG entitlement funding. Additionally, a series of goals is described, which illuminate how the City will prioritize available financial resources, geographic priorities, and expected outcomes.

DRAFT

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

### Geographic Area

Table 12 - Geographic Priority Areas

|   |                                                                                                                      |                                 |
|---|----------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 1 | Area Name:                                                                                                           | Citywide                        |
|   | Area Type:                                                                                                           | Local Target area               |
|   | Other Target Area Description:                                                                                       |                                 |
|   | HUD Approval Date:                                                                                                   |                                 |
|   | % of Low/ Mod:                                                                                                       |                                 |
|   | Revital Type:                                                                                                        | Other                           |
|   | Other Revital Description:                                                                                           | All CDBG and CDBG-CV activities |
|   | Identify the neighborhood boundaries for this target area.                                                           | Citywide                        |
|   | 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 City did not identify a geographic target area as a basis for funding allocation priorities. Projects are not limited to a specific area within the City.

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

### Priority Needs

Table 13 – Priority Needs Summary

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

|          |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Description</b>                 | A decent place to live removes the barriers to opportunity, success, and health that have been part of a family's life for years, if not generations. Creating safe and decent places to live can have incredibly positive effects on a family's health, on study habits of students, and on a neighborhood's overall attractiveness and stability. Decent housing includes a spectrum of solutions: new construction, repair and renovation, housing finance, infrastructure development, secure land tenure, among others.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          | <b>Basis for Relative Priority</b> | As Clearfield City approaches build out, how to best use remaining available land becomes even more important. Proper planning is needed to ensure that Clearfield has enough housing and the right mix of housing to meet all its needs. Clearfield's careful planning will help the community thrive and make sure that it continues to be a desirable place to both work and live. Clearfield has a very high percentage of renters and would like to add more home-owners to the city. It is important that Clearfield continue their efforts in keeping a mix of housing types available throughout the city. Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. As individuals and families move from one stage of life to the next, a variety of housing types enables them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire. |
| <b>2</b> | <b>Priority Need Name</b>          | Create a Suitable Living Environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Population</b>                | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|  | <b>Geographic Areas Affected</b> | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | <b>Associated Goals</b>          | Administration<br>Facility Improvements<br>Housing Affordability and Rehabilitation<br>Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | <b>Description</b>               | 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 fulfil their basic needs: living, the use of services, working, recreation, hobbies, but also rest and privacy.                                                                                                                                                                                                                                                                                                                                                |

|          |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Basis for Relative Priority</b> | Jobs, family income, transportation costs, and housing are all intricately connected. Providing opportunities for workers to live in the city in which they work has a positive effect on in commuting and reducing transportation costs. New research has shown that stable families, communities and housing have positive effects on the economic vitality, in addition to the mobility of children, particularly lower-income children. Clearfield, in the past has been at the forefront of housing options and affordability, but is leading the way as those elements of the City have set the foundation for economic and redevelopment opportunities never before realized. |
| <b>3</b> | <b>Priority Need Name</b>          | Expand Opportunities for LMI Persons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development                                            |
|          | <b>Geographic Areas Affected</b>   | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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

#### Narrative (Optional)

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

### Introduction

The City of Clearfield prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities. The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|-----------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                       |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 200,000                          | 0                  | 0                        | 200,000   | 800,000                                           |                       |

Table 14 - 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**

Though matching funds are not required in order to receive CDBG dollars the public service projects leverage additional resources. Public service recipients are expected to leverage funds and report to the City any match funds they receive.

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

N/A

#### **Discussion**

Clearfield City will rely on the CDBG source of funds as the sole source for the completion of CDBG eligible activities.

## 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 |
|---------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| CLEARFIELD                                              | Government               | Economic Development<br>Homelessness<br>Non-homeless special needs<br>Ownership<br>Planning<br>Public Housing<br>Rental<br>neighborhood improvements<br>public facilities<br>public services | Jurisdiction           |
| DAVIS COUNTY                                            | Government               | public facilities                                                                                                                                                                            | Region                 |
| Safe Harbor (Davis Citizens Coalition Against Violence) | Non-profit organizations | public facilities                                                                                                                                                                            | Region                 |
| Open Doors                                              | Non-profit organizations | Public Housing                                                                                                                                                                               | Region                 |
| HABITAT FOR HUMANITY                                    | Non-profit organizations | Economic Development<br>Non-homeless special needs<br>Public Housing<br>neighborhood improvements<br>public services                                                                         | Region                 |

Table 15 - Institutional Delivery Structure

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

Clearfield has a variety of 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 City is administering HUD CDBG programs both internally and working with external partners. The City has a strong working relationship with the Davis County Housing Authority who helps manage the

City's housing rehabilitation program and down payment assistance program. Area non-profits help to provide public service activities that improve the lives of low- and moderate-income residents.

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

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|-----------------------------------------|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    |                             |
| Legal Assistance                        | X                          | X                    |                             |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          | X                    |                             |
| Utilities Assistance                    | X                          | X                    |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          |                      |                             |
| Mobile Clinics                          | X                          |                      |                             |
| Other Street Outreach Services          | X                          |                      |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          |                      |                             |
| Child Care                              | X                          | X                    |                             |
| Education                               | X                          |                      |                             |
| Employment and Employment Training      | X                          |                      |                             |
| Healthcare                              | X                          |                      |                             |
| HIV/AIDS                                | X                          |                      |                             |
| Life Skills                             | X                          |                      |                             |
| Mental Health Counseling                | X                          | X                    |                             |
| Transportation                          | X                          |                      |                             |
| <b>Other</b>                            |                            |                      |                             |
|                                         |                            |                      |                             |

**Table 16 - 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)**

The City is part of the Davis County Local Homeless Coordinating Committee (DCLHCC), which brings all area homeless services providers together. The DCLHCC 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.

Clearfield does not have a big chronic homeless population but the primary needs are for victims of domestic violence, those with mental illness and large families.

The City of Clearfield does not operate any homeless facilities. However, Clearfield City is one of three warming centers in Davis County during a “Code Blue Event”. A “Code Blue Event” means a weather event between October 15<sup>th</sup> and April 30<sup>th</sup> in which the National Weather Service predicts temperatures of 18 degrees Fahrenheit or less, including wind chill, or any other extreme weather conditions established in rules made by the Department of Health and Human Services to occur in any county of the first, second, third, or fourth class for two hours or longer with the next 24 to 48 hours.

The capacity within Davis County of year-round homeless beds is limited. In Davis County, there are currently 32 emergency shelter beds for victims of domestic violence, 127 transitional housing units, and 44 permanent supportive housing units.

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

**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**

The only homeless shelter beds within the City are designated for domestic violence survivors. Homeless persons often seek shelter outside of the county in Weber County or Salt Lake County.

**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 City 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 City 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          | Housing Affordability and Rehabilitation | 2025       | 2029     | Affordable Housing/Housing Rehabilitation                       | Citywide        | Create a Suitable Living Environment<br>Provide Decent Housing                                         | CDBG: \$390,000 | Homeowner Housing Rehabilitated:<br>20 Household Housing Unit                                                          |
| 2          | Facility Improvements                    | 2025       | 2029     | Non-Housing Community Development                               | Citywide        | Create a Suitable Living Environment                                                                   | CDBG: \$260,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>10000 Persons Assisted |
| 3          | Public Services                          | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs | Citywide        | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons<br>Provide Decent Housing | CDBG: \$150,000 | Public service activities other than Low/Moderate Income Housing Benefit:<br>3000 Persons Assisted                     |

| Sort Order | Goal Name      | Start Year | End Year | Category               | Geographic Area | Needs Addressed                                                                                        | Funding         | Goal Outcome Indicator |
|------------|----------------|------------|----------|------------------------|-----------------|--------------------------------------------------------------------------------------------------------|-----------------|------------------------|
| 4          | Administration | 2025       | 2029     | Program Administration | Citywide        | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons<br>Provide Decent Housing | CDBG: \$200,000 | Other:<br>1 Other      |

Table 17 – Goals Summary

## Goal Descriptions

|   |                  |                                                                                                                                                                                                                                                                                                                                                        |
|---|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Goal Name        | Housing Affordability and Rehabilitation                                                                                                                                                                                                                                                                                                               |
|   | Goal Description | <p>The City will continue to revitalize the community through helping to increase the availability of decent, affordable housing.</p> <ul style="list-style-type: none"> <li>The City will help support LMI households to have stable, safe, and affordable housing.</li> </ul>                                                                        |
| 2 | Goal Name        | Facility Improvements                                                                                                                                                                                                                                                                                                                                  |
|   | Goal Description | The City is in continual need of updating its infrastructure, which includes ADA improvements, sidewalks, trails, curb, gutter, parks, water/sewer lines, and other projects eligible under this designation.                                                                                                                                          |
| 3 | Goal Name        | Public Services                                                                                                                                                                                                                                                                                                                                        |
|   | Goal Description | The City will continue to support the public services providers that provide a range of benefit to City residents that provide a wide range of benefits to City residents. Some of these services may include case management and supportive services to single, low-income persons; supporting the domestic violence shelter, and community learning. |

|   |                         |                                                                                                                                                                                                                                                                                            |
|---|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | <b>Goal Name</b>        | Administration                                                                                                                                                                                                                                                                             |
|   | <b>Goal Description</b> | Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration. |

**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)**

The City expects the following outcome over the course of the Consolidated Plan period.

- 20 LMI households assisted with health and safety home rehabilitation

## **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 is affecting 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 remains 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 and many children who are 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 the 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 extend of lead poisoning and hazards?**

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 18% for rental housing and 36% for owner-occupied.

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.

As outlined in MA-20 Condition of Housing, lead-based paint poisoning risks are sizable in both the owner-occupied and rental housing in Clearfield. In Clearfield, there are 36% of owner-occupied housing units built before 1980 with children present and 18% of rental units built before 1980 with children present.

Additionally, in 2019 the Utah Department of Public Health reported that 2,553 children age 5 and under were tested for LBPP in Davis County and that 177 tested positive.

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

#### **Housing Rehabilitation Lead-based Paint**

The City of Clearfield's lead-based paint process, administered by Habitat for Humanity, 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 prior to 1978.

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

#### **Utah Department of Health Environmental Epidemiology Program (EEP)**

The Utah Department of Health Environmental Epidemiology Program (EEP) collaborates with clinical laboratories to report all blood lead tests conducted on Utah residents, either on a daily, weekly or monthly basis, and 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 analysis of the data helps in determining trends, prevalence of EBLL children, screening rates among specific high-risk populations, and areas identified high risk such as

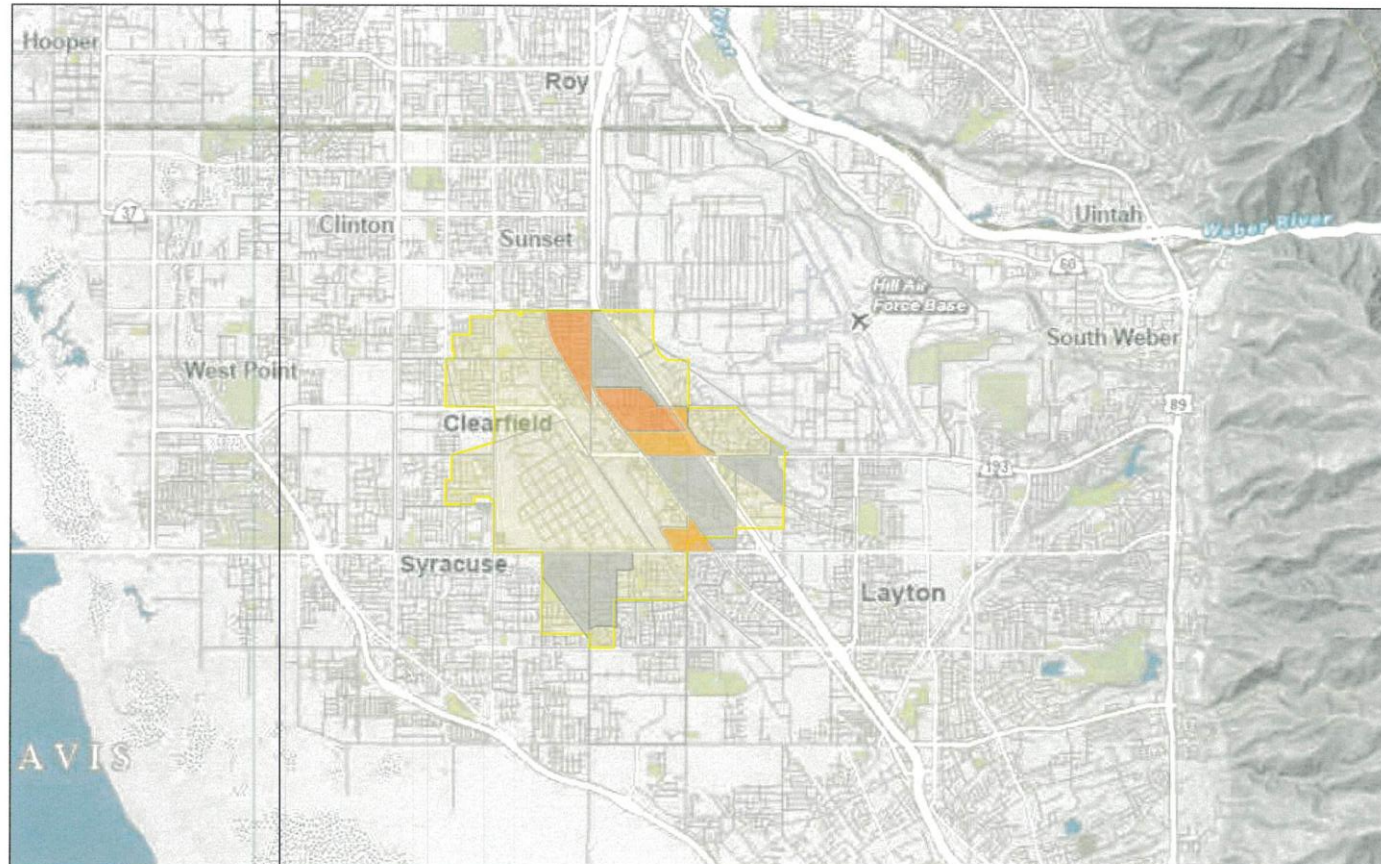
older housing and mining communities. The EEP program relies extensively on the LHDs to assist parents/guardians of children who need educational, medical, and environmental assessments. The LHD also serves as a repository of information collected from each EBLL child and provides assistance upon request.

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, some physicians, and federal agencies such as: Centers for Disease Control and Prevention, Environmental Protection Agency, Housing and Urban Development, and the Agency for Toxic Substances and Disease Registry.

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

Printed from the Utah DEQ Interactive Map



4/14/2025

EJScreen Lead Paint EJ Index

|                     |              |              |              |
|---------------------|--------------|--------------|--------------|
| less than 70th %ile | 70-80th %ile | 80-90th %ile | 90-95th %ile |
|---------------------|--------------|--------------|--------------|

1:120,298

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

UGRC

## Map of Lead Based Paint

Consolidated Plan

CLEARFIELD

68

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

The City Clearfield will continue to work cooperatively with local service provider agencies to enhance its affordable housing and supportive service funding sources. This effort will be aimed at maximizing available resources to access funds at the federal, state and local levels. The principal goal of this coordinated strategy is to assist low- and moderate-income renters and owners, the homeless, female headed households with children, low-income elderly, persons with AIDS, public and assisted housing residents, persons with mental and physical disabilities and other special needs populations. The City will take advantage of established creative partnerships with private lenders, community based nonprofit organizations and other state and local agencies to provide affordable housing and other public service/community development activities to improve the quality of life for all of its residents.

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 city policies, providing citizens of Clearfield with affordable, quality housing in economically diverse neighborhoods, can foster economic mobility and at least soften the impact of poverty. Moving forward with both service outreach and housing policies which help LMI persons find quality housing will help limit the extent of poverty in Clearfield.

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

#### **Moderate Income Housing Report**

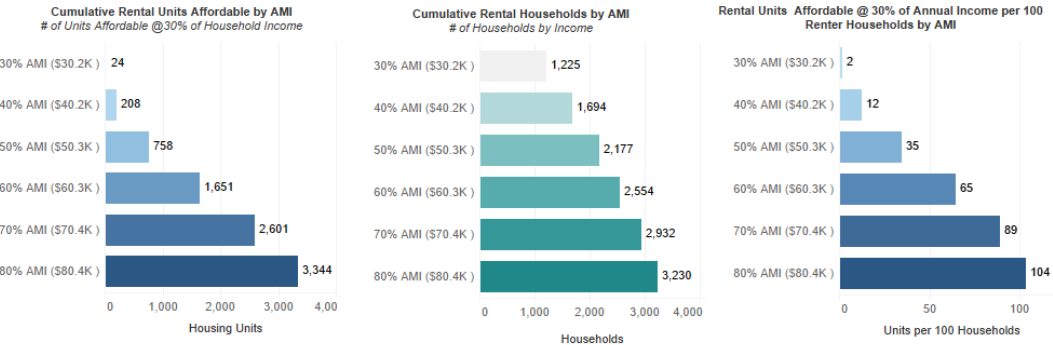
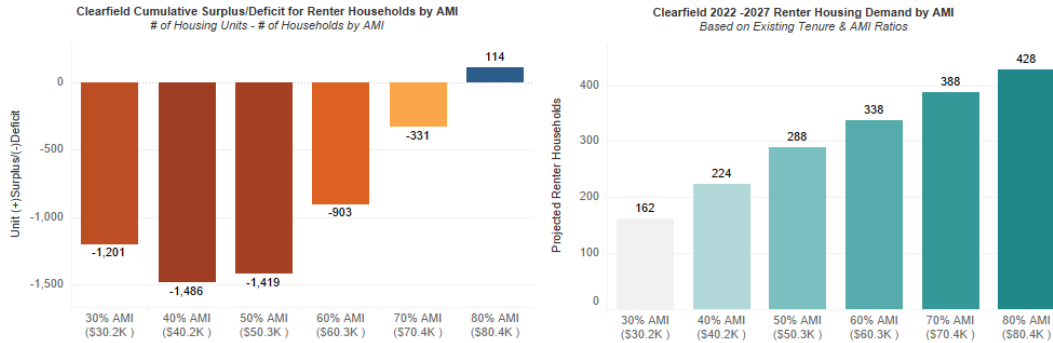
The Legislature of the State of Utah has determined that all cities with 10,000 or more residents--and some smaller municipalities in counties with more than 31,000 residents--are required to review the implementation of the 5-year moderate-income housing element of their general plan and report the findings of that review to the Utah Housing and Community Development Division.

Specifically, the legislative body of reporting municipal governments are to:

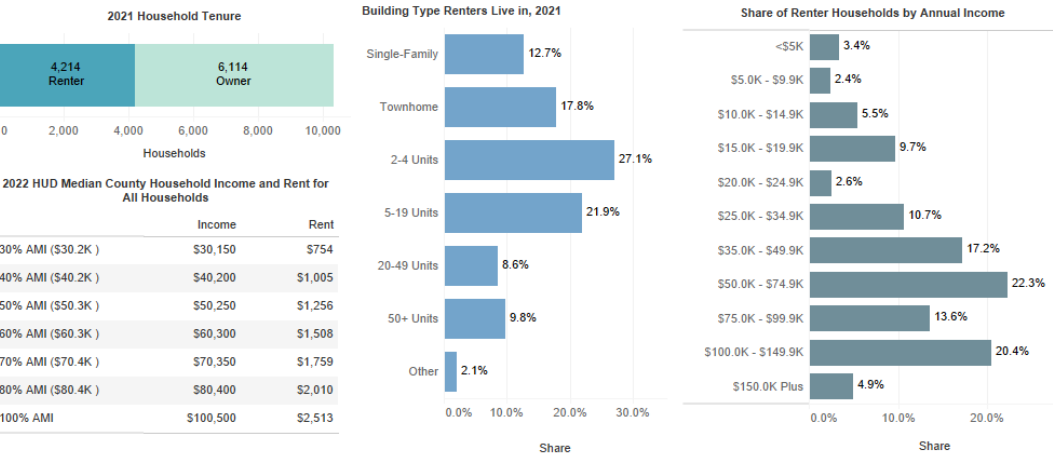
- Conduct a thorough review of the municipality's moderate-income housing element and its implementation; and
- Revise its five-year moderate-income housing needs estimates; and
- Report the findings of the review to the Housing and Community Development Division of the Utah Department of Workforce Services and the Association of Government to which the municipality belongs; and
- Post the review's findings report on its website

Select Area  
Clearfield

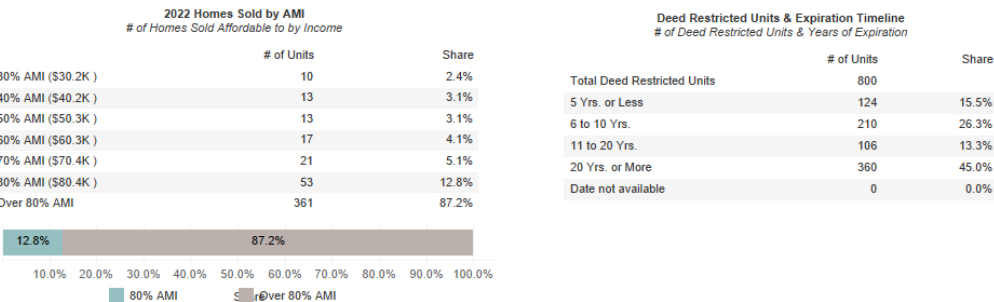
## 2022 Affordable Housing Dashboard



## Clearfield Assumptions Overview



## Additional Clearfield Housing Metrics



Sources: US Census American Community Survey 5-Yr Estimates, Kem C. Gardner Policy Institute, Department Of Housing & Urban Development, Utah Department of Transportation, WFRG, MAG, Utah Housing Corporation, RentRange-AltSource, UtahRealEstate.com

## **Clearfield MHIP Graphic**

### **Clearfield MIHP Goals**

#### **Clearfield's Moderate-Income Housing Policy**

##### **Goal 1: Rezone for densities necessary to assure the production of Moderate Income Housing**

- Downtown Form Based Code adopted to the State\Main Street Corridor.
- Continue to implement zoning districts standards along State/Main to encourage mixed use development.
- Evaluate density caps for development with zoning districts in the Downtown Form Based Code area and Clearfield Station.

##### **Goal 2: Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**

- Support a range of housing types which appeal to younger and older individuals as well as a variety of population demographics.
- Implement goals and objectives from creating Clearfield Downtown Small Area plan to implement centers and create areas of focus along major transit corridors.
- Examine redevelopment potential for underutilized properties to analyze vacancy rates, structure to land value ratio, status of delinquent property taxes, as potential to create mixed-income residential projects.

##### **Goal 3: Encourage higher density or moderate-income residential development near major transit investment corridors**

- Consider updates to the Clearfield City General Plan and clearly identify appropriate areas for higher density and moderate-income housing in more detail such as low, medium, and high density multi-family residential areas.
- Regularly review the City Zoning Map to determine areas where a diversity of housing options can fit within the vision for the City.
- Consider policy or ordinance changes that would allow for an expedited review process for projects that include components for moderate income housing.
- Participate in regional discussions/planning efforts to ensure connectivity to surrounding communities and transit opportunities.
- Update the General Plan and current zoning designations to align with the Wasatch Choice 2050 vision for applicable areas.
- Implement goals and objectives as outlined in the Creating Clearfield Downtown Small Area Plan, including Form Based code regulations, as well as capitalize on development opportunities outlined in the Clearfield Station Area Plan.

#### **Goal 4: Preserve existing Moderate Income Housing stock**

- Ensure that all housing programs enacted by the City preserve and/or enhance the quality and/or unique character of existing neighborhoods.
- Perform an assessment of the housing stock to identify neighborhoods that would benefit from housing rehabilitation programs.
- Support Code Enforcement efforts to assist in improving the appearance/safety of neighborhoods.
- Consider grandfathering existing ADUs and guest houses to recognize them as legal nonconforming uses and the adoption of an ADU ordinance.
- Perform a comprehensive update of the Clearfield City General Plan that provides direction on small areas with plans for those areas and throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability.
- Continue to plan for, fund and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community. This includes the upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance.
- Continue offering neighborhood clean-up programs/free green waste trailer use to residents and holding free city-wide clean up days.

## 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**

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

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

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

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

**Financial Management:** Monitoring activities are also conducted each time a subrecipient makes a reimbursement request. City 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 City updates program and financial information in the Integrated Disbursement and Information System (IDIS) every month to meet HUD's Timeliness requirements. The City obtains program information from the quarterly reports received from the CDBG subrecipients.

**Fair Housing:** The City is committed to ensuring that all residents have access to fair and affordable housing and that their civil rights are protected.

- Review the Assessment of Impediments of Fair and Affordable Housing (AI) on an annual basis to determine progress towards reducing or eliminating the identified impediments
- Ensure that the City continues to provide key documents in Spanish to residents.
- Provides information on Fair Housing at City Hall and to residents participating in the City's CDBG housing activities.
- Work with other City departments to increase outreach to minority businesses and to help support their growth.
- Encourage training and CTE that help City staff better understand fair housing and civil rights in Clearfield.

## Expected Resources

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

#### Introduction

The City of Clearfield prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities. The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          |            | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|------------|---------------------------------------------------|-----------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$  |                                                   |                       |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 200,000.00                       | 0.00               | 0.00                     | 200,000.00 | 800,000.00                                        |                       |

**Table 18 - 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**

Though matching funds are not required in order to receive CDBG dollars the public service projects leverage additional resources. Public service recipients are expected to leverage funds and report to the City any match funds they receive.

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

N/A

### **Discussion**

Clearfield City will rely on the CDBG source of funds as the sole source for the completion of CDBG eligible activities.

## 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                                                                                             |
|------------|-----------------------|------------|----------|-----------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------|
| 2          | Facility Improvements | 2025       | 2026     | Non-Housing Community Development                               | Citywide        | Create a Suitable Living Environment                                                                   | CDBG: \$130,000.00 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2600 Persons Assisted |
| 3          | Public Services       | 2025       | 2026     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs | Citywide        | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons<br>Provide Decent Housing | CDBG: \$30,000.00  | Public service activities other than Low/Moderate Income Housing Benefit: 720 Persons Assisted                     |
| 4          | Administration        | 2025       | 2026     | Program Administration                                          | Citywide        | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons<br>Provide Decent Housing | CDBG: \$43,884.00  | Other: 1 Other                                                                                                     |

Table 19 – Goals Summary

## Goal Descriptions

|   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | <b>Goal Name</b>        | Facility Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Goal Description</b> | The City is in continual need of updating its infrastructure, which includes ADA improvements, sidewalks, trails, curb, gutter, parks, water/sewer lines, and other projects eligible under this designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3 | <b>Goal Name</b>        | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Goal Description</b> | <p>The City will continue to support the public services providers that provide a range of benefit to City residents.</p> <p><b>Outcome</b></p> <ul style="list-style-type: none"> <li>• Open Doors - Circle Program will assist 120 individuals and families. Individuals and families assisted will be receive course training in job skills, financial literacy, etc.</li> <li>• Davis Community Learning Center will benefit 800 people through the funding of two resource coordinators. The project will assist with the administrative expenses for providing ESL, GED completion, parent involvement classes, citizenship, and computer classes.</li> <li>• Safe Harbor will provide services to persons and families experiencing domestic violence.</li> </ul> |
| 4 | <b>Goal Name</b>        | Administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Goal Description</b> | Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Clearfield City will receive approximately \$200,00.00 in Community Development Block Grant (CDBG) funds for the July 1, 2025, to June 30, 2026, funding cycle. Over the next year CDBG funds will be utilized as follows:

The following projects will be funded in 2025 using CDBG dollars:

- **Open Doors (Family Connection Center)** - \$10,000.00 Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center** - \$10,000.00 The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor** - \$10,000.00 Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Facility Improvements** - \$130,000.00 Funds will be used towards replacing the elevator in the City Hall Building.
- **Administration** - \$40,000.00 Administrative expenses in order to oversee and administer the CDBG program at Clearfield City.

| # | Project Name                                 |
|---|----------------------------------------------|
| 1 | Facility Improvements/ Elevator at City Hall |
| 2 | Open Doors                                   |
| 3 | Safe Harbor                                  |
| 4 | Davis Community Learning Center              |
| 5 | Administration                               |

Table 20 – Project Information

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

The Federal CDBG funds are intended to provide low- and moderate-income households with viable communities, which includes decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership opportunities, public services, community infrastructure improvements, planning and administration.

The system for establishing priority for the selection of these projects is predicated upon the following

criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of low- and moderate-income residents
- Coordination and leveraging of resources
- Response to expressed community needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address identified priorities. The City of Clearfield will partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. In the end, however, the need far exceeds the funding available from all sources combined.

## AP-38 Project Summary

### Project Summary Information

|   |                                                                                                |                                                                                                                                                      |
|---|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | Facility Improvements/ Elevator at City Hall                                                                                                         |
|   | <b>Target Area</b>                                                                             |                                                                                                                                                      |
|   | <b>Goals Supported</b>                                                                         | Facility Improvements                                                                                                                                |
|   | <b>Needs Addressed</b>                                                                         | Create a Suitable Living Environment                                                                                                                 |
|   | <b>Funding</b>                                                                                 | CDBG: \$130,000.00                                                                                                                                   |
|   | <b>Description</b>                                                                             | Replace elevator at City Hall to remove architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons. |
|   | <b>Target Date</b>                                                                             | 6/30/2026                                                                                                                                            |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The estimate number of families/persons that will benefit from the replacement of the elevator would be 2,800.                                       |
|   | <b>Location Description</b>                                                                    | Clearfield City Hall Building.                                                                                                                       |
|   | <b>Planned Activities</b>                                                                      | Replace elevator at City Hall to remove architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons. |
| 2 | <b>Project Name</b>                                                                            | Open Doors                                                                                                                                           |
|   | <b>Target Area</b>                                                                             |                                                                                                                                                      |
|   | <b>Goals Supported</b>                                                                         | Public Services                                                                                                                                      |
|   | <b>Needs Addressed</b>                                                                         | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons                                                                         |
|   | <b>Funding</b>                                                                                 | CDBG: \$10,000.00                                                                                                                                    |

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Description</b>                                                                             | Open Doors Circles Program aids low-income individuals to carry out community economic development through job training job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive by not utilizing social services. |
|          | <b>Target Date</b>                                                                             | 6/30/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 80                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | <b>Location Description</b>                                                                    | 1360 East 1450 South<br>Clearfield, UT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|          | <b>Planned Activities</b>                                                                      | Open Doors Circles Program aids low-income individuals to carry out community economic development through job training job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive by not utilizing social services. |
| <b>3</b> | <b>Project Name</b>                                                                            | Safe Harbor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <b>Target Area</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|          | <b>Goals Supported</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|          | <b>Needs Addressed</b>                                                                         | Create a Suitable Living Environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | <b>Funding</b>                                                                                 | CDBG: \$10,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <b>Description</b>                                                                             | The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.                                                                                                                                                                                                                                                                                                            |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                   |
|---|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Target Date</b>                                                                             |                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Provide 100 domestic violence survivors who are Clearfield residents                                                                                                                                                                                                                                                              |
|   | <b>Location Description</b>                                                                    | Office building Layton Utah                                                                                                                                                                                                                                                                                                       |
|   | <b>Planned Activities</b>                                                                      | The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.                                                                                     |
| 4 | <b>Project Name</b>                                                                            | Davis Community Learning Center                                                                                                                                                                                                                                                                                                   |
|   | <b>Target Area</b>                                                                             |                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Goals Supported</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                   |
|   | <b>Needs Addressed</b>                                                                         | Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons                                                                                                                                                                                                                                                      |
|   | <b>Funding</b>                                                                                 | CDBG: \$10,000.00                                                                                                                                                                                                                                                                                                                 |
|   | <b>Description</b>                                                                             | The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. |
|   | <b>Target Date</b>                                                                             | 6/30/2026                                                                                                                                                                                                                                                                                                                         |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 800 families                                                                                                                                                                                                                                                                                                                      |
|   | <b>Location Description</b>                                                                    | 210 Center Street<br>Clearfield, UT                                                                                                                                                                                                                                                                                               |

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                   |
|----------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Planned Activities</b>                                                                      | The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. |
| <b>5</b> | <b>Project Name</b>                                                                            | Administration                                                                                                                                                                                                                                                                                                                    |
|          | <b>Target Area</b>                                                                             |                                                                                                                                                                                                                                                                                                                                   |
|          | <b>Goals Supported</b>                                                                         | Administration                                                                                                                                                                                                                                                                                                                    |
|          | <b>Needs Addressed</b>                                                                         | Provide Decent Housing<br>Create a Suitable Living Environment<br>Expand Opportunities for LMI Persons                                                                                                                                                                                                                            |
|          | <b>Funding</b>                                                                                 | CDBG: \$40,000.00                                                                                                                                                                                                                                                                                                                 |
|          | <b>Description</b>                                                                             | Administration of CDBG Funds                                                                                                                                                                                                                                                                                                      |
|          | <b>Target Date</b>                                                                             | 6/30/2026                                                                                                                                                                                                                                                                                                                         |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Location Description</b>                                                                    | 55 South State Street<br>Clearfield, UT                                                                                                                                                                                                                                                                                           |
|          | <b>Planned Activities</b>                                                                      | Administration of CDBG Funds                                                                                                                                                                                                                                                                                                      |

## **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 City did not identify a geographic target area as a basis for funding allocation priorities. Projects are not limited to a specific area within the City.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| Citywide           | 100%                       |

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

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

### **Introduction**

The City plans to undertake the following activities in order to carry out the strategies outlined in the plan.

- Review the results from the AI and work toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population.
- Work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.
- Replace the elevator at City Hall to remove architectural barriers that restrict the mobility and accessibility of elderly or disabled persons.
- Fund Open Doors which will allow the center to provide emergency food and case management to at-risk and low income families along with financial and work related training.
- Fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary.
- Fund Safe Harbor in order to provide case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.
- Reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, Open Doors, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources.

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

Clearfield City updated its Analysis of Impediments in 2020. The City is reviewing the results from the AI and are working toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population. Additionally, the Community Development Department will work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.

### **Clearfield Moderate Income Housing Plan**

The Housing Element of the City's General Plan is required to be updated every five years. This update also is in conformance with the new requirements imposed by SB 34, which was passed by the Utah State Legislature in their 2019 Session. Such mandate requires cities to facilitate a reasonable opportunity for a variety of housing, including moderate income housing.

The City has identified a list of identified programs or policies identified as "potential housing tools" which may be useful for future development of housing within the City.

**Bonding for Infrastructure Development** - Some communities use this tool to accelerate installation of

or reconstruction of above and underground utilities and infrastructure (implements Goal #1-4).

**Density Bonus** - Density bonus programs can be a resource used by developers to leverage additional density than current zoning ordinances allow, they are also commonly used to complement the use of LIHTC tax credits. A density bonus can provide an increase in the number of dwelling units per acre, overall height or floor area ratio with the ultimate goal of more units being built on a single parcel. Density programs can allow for a percentage of increase in baseline permitted density in exchange for affordable housing units (implements Goal #1-3).

**Accessory Dwelling Units (ADU)** - This would be a valuable options for those who desire to age in place, or others in need of income in the past the prime of their wage earning years. The zoning code currently prohibits accessory dwelling units (ADU) in all residential zones. Within 4 the past year the City studied the idea of allowing ADUs, however, concerns over cost of conversion given the construction codes for adding a small dwelling unit to an existing home seemed problematic. Additionally, the parking demand for both the primary and ADU raised potential concerns. Allowing for ADUs in single family residents could be used as a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property.

### **Actions planned to foster and maintain affordable housing**

The City is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs.

**Low-Income Housing Tax Credits (LIHTC)** - LIHTC is a federal low-income housing tax credit program that will provide a subsidy for the construction of affordable rental units serving residents at 60% area median income or below. Developers can utilize a 4% IRS credit. The Utah Housing Corporation manages the LIHTC program in Utah and ensures compliance with IRS requirements and long-term deed restrictions. LIHTC has been a successful tool used on a national and local level to build and sustain the moderate-income housing stock (implements Goal #1-3). • **Land Acquisition** - Many communities use land acquisition as a means to incentivize developers to create moderate-income housing stock. This tool creates a public-private partnership in which the City owns land and, through a competitive process, “grants” the land to a qualified developer to build a housing product that addresses the needs of the community. This program helps reduce the parcel purchase cost for the developer

### **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.

The City 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**

The City will fund Open Doors which will allow the center to provide emergency food and case management to at-risk and low income families. The funding will provide emergency assistance and educational efforts that will help youth, elderly, and low income persons escape poverty and homelessness.

The City will also fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary. The resource coordinators will connect families in need or in crisis with various resources in the community. The coordinators will then follow up with the clients to ensure they received the services they needed. Some of the services include: tutoring, After School programs, tutoring English Language learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

### **Actions planned to develop institutional structure**

The City is committed to continuing their education and understanding of HUD CDBG program funding. The City will continue to work with community stakeholders, area non-profits, residents, and City Council to ensure that funds are utilized in an efficient and effective manor. When reasonable, the City will send staff to training and participate in webinars. The City will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals. Institutional transparency and communication with the community are a top priority for all city projects. City staff will continue evaluating and improving programs to ensure the needs of the community are being met with the available funding and resources.

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

In order to enhance the coordination between public and private housing and social service agencies, the City will reach out the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, Open Doors, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources. City staff will coordinate internally to identify

programs and other resources that can be coordinated in order to achieve common goals.

## **Discussion**

## Program Specific Requirements

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

#### Introduction

The City of Clearfield does not have any activities funded with float-funds and does not have any income from float-funds. The City will not have any program income over \$25,000.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

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

#### Discussion

## Appendix - Alternate/Local Data Sources

|   |                                                                                                                                                                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Data Source Name</b><br>Locust Street                                                                                                                                                                                                                                                                                                                   |
|   | <b>List the name of the organization or individual who originated the data set.</b><br>City                                                                                                                                                                                                                                                                |
|   | <b>Provide a brief summary of the data set.</b><br>Survey was conducted by the City.                                                                                                                                                                                                                                                                       |
|   | <b>What was the purpose for developing this data set?</b><br>To determine if this area is a low-mod area.                                                                                                                                                                                                                                                  |
|   | <b>Provide the year (and optionally month, or month and day) for when the data was collected.</b><br>April 2013                                                                                                                                                                                                                                            |
|   | <b>Briefly describe the methodology for the data collection.</b><br>Used current income limits to determine if this area meets the criteria for low-mod.                                                                                                                                                                                                   |
|   | <b>Describe the total population from which the sample was taken.</b><br>30 households are on this particular street.                                                                                                                                                                                                                                      |
|   | <b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b><br>Survey was sent to 30 households and 20 were returned. Of those 20 returned, 19 were considered to be from low-mod residents. Therefore, there is documentation that states this area is low-mod        |
| 2 | <b>Data Source Name</b><br>MA 30 - Balance of State Continuum of Care                                                                                                                                                                                                                                                                                      |
|   | <b>List the name of the organization or individual who originated the data set.</b><br>Balance of State Continuum of Care                                                                                                                                                                                                                                  |
|   | <b>Provide a brief summary of the data set.</b><br>Data was based on consultation efforts.                                                                                                                                                                                                                                                                 |
|   | <b>What was the purpose for developing this data set?</b><br>Analyzing homeless needs and facilities                                                                                                                                                                                                                                                       |
|   | <b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b><br>The Utah Balance of State CoC is made up of nine local homeless coordinating councils from the Bear River AOG, Weber County, Davis County, Uintah AOC, Six County AOG, and Five County AOG. |

|          |                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b><br>January 2014                 |
|          | <b>What is the status of the data set (complete, in progress, or planned)?</b><br>Complete                                                      |
| <b>3</b> | <b>Data Source Name</b><br>2014-2018 ACS                                                                                                        |
|          | <b>List the name of the organization or individual who originated the data set.</b>                                                             |
|          | <b>Provide a brief summary of the data set.</b>                                                                                                 |
|          | <b>What was the purpose for developing this data set?</b>                                                                                       |
|          | <b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>                                               |
|          | <b>Briefly describe the methodology for the data collection.</b>                                                                                |
|          | <b>Describe the total population from which the sample was taken.</b>                                                                           |
|          | <b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> |
| <b>4</b> | <b>Data Source Name</b><br>2012-2016 ACS                                                                                                        |
|          | <b>List the name of the organization or individual who originated the data set.</b>                                                             |
|          | <b>Provide a brief summary of the data set.</b>                                                                                                 |
|          | <b>What was the purpose for developing this data set?</b>                                                                                       |
|          | <b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>                                               |

|  |                                                                                                                                                 |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Briefly describe the methodology for the data collection.</b>                                                                                |
|  | <b>Describe the total population from which the sample was taken.</b>                                                                           |
|  | <b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> |



## STAFF REPORT

**To:** Mayor Shepherd and City Council Members  
**From:** Rich Knapp, Chief Finance Officer  
**Meeting Date:** May 6, 2025  
**Subject:** Finalizing the FY26 Tentative Budget for Council Review

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### Recommended Action

Evaluate the preliminary budget and provide feedback and guidance to staff before the Tentative Budget is adopted.

### Description / Background

In preparation for the tentative budget adoption on May 13, we are finalizing the FY26 budget summaries, figures, and detailed notes. These materials will be provided to the Council prior to the Tuesday meeting. No formal decisions remain at this stage. The meeting offers the Mayor and Council additional time to review, discuss, or refine any aspects of the budget as needed.

### Future Meetings:

- May 13—Adopt FY26 Tentative Budget
- June 8—Tax certification due from the County Auditor
- June 24 – Adopt CDRA Final Budget
- Aug 26 – Last opportunity to adopt FY26 Budget

### Hedgehog Analysis

The budget is legally required, a high priority, and an essential task. Within the process of budgeting, however, the hedgehog analysis could be utilized to compare requests, programs, projects, etc. that compete for the same limited resources.

### Corresponding Policy Priorities

The budget serves as the foundation for advancing our organization's core policy priorities. It provides the resources needed to deliver quality municipal services, enhance Clearfield's image, livability, and economic vitality, and sustain a highly motivated, well-trained workforce. Each financial decision reflects our commitment to these goals, ensuring that funding aligns with the Council's vision for the community.

- Providing Quality Municipal Services
- Improving Clearfield's Image, Livability and Economy
- Maintaining a Highly Motivated and Well-Trained Workforce

### **Schedule / Time Constraints**

The Tentative Budget must be approved on or before the first scheduled meeting in May. With a truth in taxation hearing, the last opportunity to adopt the final budget is August 31.

### **Alternatives**

Budgeting for FY26 is essential to meet our operational and strategic obligations. While there is no option to forgo a budget, numerous possibilities exist for allocating resources, each reflecting different priorities and approaches to achieving the Council's goals.