

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
March 24, 2015 – POLICY SESSION

Executive Conference Room  
55 South State Street  
Third Floor  
Clearfield, Utah

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

Discussion on the 2015 Municipal Election  
Discussion on Future Land Use Strategies  
Discussion on the 2015/2016 Fiscal Year Budget

**\*\*ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE  
AS THE CDRA IN A WORK SESSION \*\***

**CDRA WORK SESSION**

Discussion on Downtown Clearfield Facade and Site Improvement Program Applications

*(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session  
immediately following the Policy Session)*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember LeBaron

**PUBLIC HEARING:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED  
SUBDIVISION PLAT AMENDMENT TO THE ANTELOPE BUSINESS PARK LOT 1  
LOCATED AT 47 WEST 1700 SOUTH CLEARFIELD**

**BACKGROUND:** The proposed amended plat is for the purpose of adding 27 feet to the south side of the existing Antelope Business Park Lot 1 in order to provide a better traffic flow pattern for a proposed car wash at that location. The applicant has purchased the additional property from the owner of the lot to the south and has prepared an amended plat to correct the lot lines to avoid an illegal subdivision.

**RECOMMENDATION:** Open the public hearing and receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE DRAFT FIVE-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN

BACKGROUND: The Consolidated Plan is necessary for Clearfield City to qualify for Community Develop Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). This public hearing will allow information and comments by citizens, public agencies, and other interested parties regarding the draft plan.

RECOMMENDATION: Open the public hearing and receive public comments regarding the draft Five-Year Community Development Block Grant (CDBG) Consolidated Plan.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF THE DeMOLAY PROCLAMATION DECLARING THE MONTH OF MARCH 2015, DeMOLAY MONTH IN CLEARFIELD CITY

BACKGROUND: DeMolay is a character-building organization consisting of young men between the ages of 12-21 seeking to prepare them to become better leaders within the Community. The organization has carried out civic services for over eighty years.

RECOMMENDATION: Approve the DeMolay Proclamation declaring the month of March 2015, DeMolay month in Clearfield City and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF A PROCLAMATION EXPRESSING THE CITY'S SUPPORT OF 2014 HOUSE BILL 275 DESIGNATING MARCH 29 AS "VIETNAM VETERANS DAY" IN UTAH

BACKGROUND: The Vietnam War marked a significant chapter in our Nation's history and recently the State of Utah paid tribute to the many service men and women who bravely served their Country. Significant sacrifices were made by these heroes and their families. The City desires to pay tribute to those who answered the duty to serve with courage.

RECOMMENDATION: Approve the Mayor's signature to the Proclamation expressing support designating March 29<sup>th</sup> as "Vietnam Veterans Day" in Utah.

6. CONSIDER APPROVAL OF A PROPOSED SUBDIVISION PLAT AMENDMENT TO THE ANTELOPE BUSINESS PARK LOT 1 LOCATED AT 47 WEST 1700 SOUTH, CLEARFIELD

RECOMMENDATION: Approve the subdivision plat amendment for the Antelope Business Park Lot 1 located at 47 West 1700 South, Clearfield and authorize the Mayor's signature to any necessary documents.

7. CONSIDER THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE YEAR ACTION PLAN AMENDMENTS FOR PROGRAM YEAR 2013/2014 AND 2014/2015

BACKGROUND: The City Council received a copy of the proposed CDBG (Community Development Block Grant) amendments for the 2013/2014 and 2014/2015 program years. A work session was held on February 24, 2015 to discuss the proposed amendments. A 30-day comment period will now run until April 23, 2015 and a public hearing will be held on May 12, 2015 to finalize the amendments.

RECOMMENDATION: Discuss the CDBG Amendments and begin the 30-day comment period.

8. CONSIDER APPROVAL OF THE AWARD OF BID TO KAPP CONSTRUCTION AND DEVELOPMENT TO PERFORM THE CONSTRUCTION FOR THE 400 WEST STREET COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) IMPROVEMENT PROJECT

BACKGROUND: Bids were received from five construction companies to construct the improvements on 400 West Street, from 2225 South to 2300 South. The scope of work consists of installing new culinary water, sanitary sewer and storm drain lines; replacing the curb, gutter and sidewalk and installing new asphalt paving. The lowest responsible bid was received from Kapp Construction and Development with the bid amount of \$497,517.25.

RECOMMENDATION: Approve the award of bid to Kapp Construction and Development to conduct the work for the 400 West Street CDBG Improvement Project for the bid amount of \$497,517.25; and approve funding of the project for the bid amount of \$497,517.25 with contingency and engineering costs of \$101,482.75 for a total project cost of \$599,000.00; and authorize the Mayor's signature to any necessary documents.

**COMMUNICATION ITEMS:**

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

**\*\*COUNCIL MEETING ADJOURN\*\***

Dated this 17<sup>th</sup> day of March, 2015.

/s/Nancy R. Dean, 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 525-2714, giving her 48-hour notice.



# City Council

## STAFF REPORT

**TO:** Mayor Shepherd, City Council, and Executive Staff

**FROM:** Scott A. Hess, MPA  
Development Services Manager  
[scott.hess@clearfieldcity.org](mailto:scott.hess@clearfieldcity.org) (801) 525-2785

**MEETING DATE:** March 24, 2015

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **PLAT AMENDMENT 1502-0003**: A request by Owen Brinkerhoff to amend Antelope Business Park Lot 1, located at 47 W. 1700 S. (TIN: 12-430-0001).

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### RECOMMENDATIONS

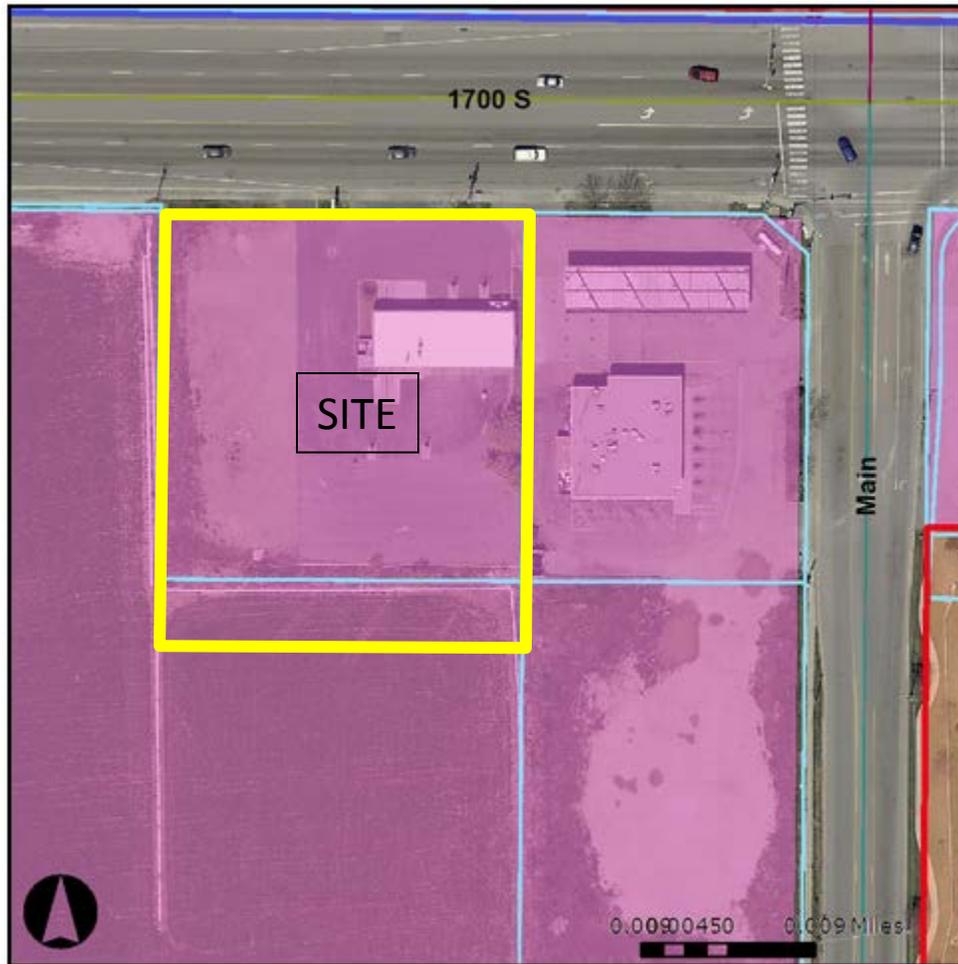
Move to Approve as Conditioned **PLAT AMENDMENT 1502-0003**: A request by Owen Brinkerhoff to amend Antelope Business Park Lot 1, located at 47 W. 1700 S. (TIN: 12-430-0001), based on findings and discussion in the staff report.

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### PROJECT SUMMARY

Project Information	
Project Name	Quick and Clean Carwash
Site Location	47 W. 1700 S.
Tax ID Number	12-430-0001
Applicant and Property Owner	Owen Brinkerhoff
Property Owner	Same
Proposed Actions	Plat Amendment – Antelope Business Park Lot 1
Current Zoning	C-2 Commercial
Master Plan Land Use	Commercial
Gross Site Area	1.05 acres

### Vicinity Map



## ANALYSIS

### Planning Commission Recommendation

On March 4, 2015 Clearfield City Planning Commission to recommend approval of this item to the City Council as presented and conditioned. The Planning Commission further gave Site Plan approval to the applicant for the development of a new tunnel style carwash at this location.

### Background

This amended plat is for the purposes of adding 27 feet to the south side of the existing Antelope Business Park Lot 1 in order to provide a better traffic flow pattern for a proposed car wash at this location. The applicant has purchased the additional property from the owner of the lot to the south, and has prepared an amended plat to correct the lot lines and avoid an illegal subdivision.

### Master Plan and Zoning

The parcel is Master Planned and zoned Commercial. The proposed amended plat is consistent with both the Master Plan and zoning.

### **Plat Amendment Review**

The plat as it is drawn is substantially complete. Staff has reviewed the plat and is working with the applicant's engineer to include all necessary easements, and call-outs required. More specifically, staff recommends the Public Utility Easement be drawn at 10 feet instead of 7 feet, and that a cross access agreement be shown on the plat between the applicant's lot and the gas station to the east. The City Engineer's letter has a number of simple call outs and requests that need to be updated and amended prior to recordation.

### **Public Comment**

No public comment has been received to date.

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## **CONDITIONS OF APPROVAL**

- 1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited necessary easements and other call-outs as required.
- 2) Provide fully executed original of cross access agreement with neighboring property owner to the east to be recorded against both properties.
- 3) Pursuant to the Land Use Ordinance 11-13-23(C) and (D) Prior to obtaining any certificates of occupancy, the applicant either completes landscaping improvements or is subject to establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.
- 4) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

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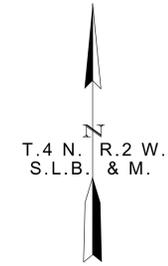
## **ATTACHMENTS**

1. Amended Antelope Business Park Plat

# AMENDED ANTELOPE BUSINESS PARK

## AMENDING ANTELOPE BUSINESS PARK LOT 1 AND LOT 5 OF HOLT COMMERCIAL SUBDIVISION

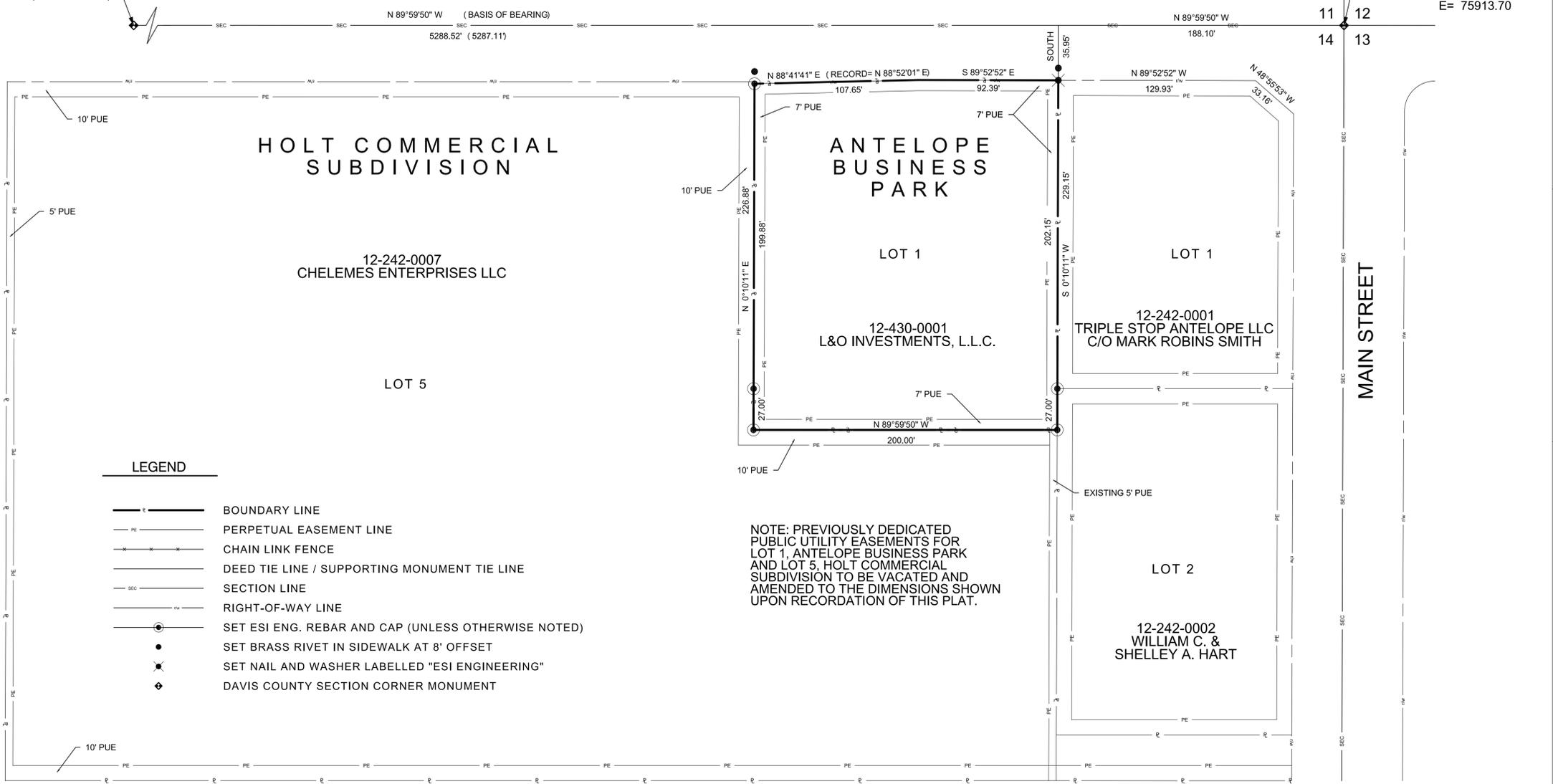
### PART OF THE NORTHEAST 1/4 OF SECTION 14 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN DAVIS COUNTY



Northwest Corner Section 14  
Position calculated from found reference  
monuments and data from Davis County

(N=192774.75) N=192774.73  
(E= 70626.60) E= 70625.18

Found Section Corner  
Northeast Corner Section 14  
Brass Cap in Ring & Lid  
N=192774.47  
E= 75913.70



#### LEGEND

- BOUNDARY LINE
- PERPETUAL EASEMENT LINE
- CHAIN LINK FENCE
- DEED TIE LINE / SUPPORTING MONUMENT TIE LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- SET ESI ENG. REBAR AND CAP (UNLESS OTHERWISE NOTED)
- SET BRASS RIVET IN SIDEWALK AT 8' OFFSET
- SET NAIL AND WASHER LABELLED "ESI ENGINEERING"
- DAVIS COUNTY SECTION CORNER MONUMENT

**SURVEYOR'S CERTIFICATE**

I, MATTHEW K. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 7031451, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE COMBINED LOT 1, ANTELOPE BUSINESS PARK, (ENTRY NO. 1662664 IN BOOK 2812 AT PAGE 263, IN THE OFFICE OF THE DAVIS COUNTY RECORDER) WITH A PORTION OF LOT 5, HOLT COMMERCIAL SUBDIVISION, (ENTRY NO. 1248693 IN BOOK 2001 AT PAGE 1170, IN THE OFFICE OF THE DAVIS COUNTY RECORDER) INTO A SINGLE LOT WITH A PUBLIC STREET AND EASEMENTS, HEREAFTER TO BE KNOWN AS "ANTELOPE BUSINESS PARK AMENDED", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

**BOUNDARY DESCRIPTION**

ALL OF LOT 1, ANTELOPE BUSINESS PARK, RECORDED AS ENTRY NO. 1662664 IN BOOK 2812 AT PAGE 263 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SITUATE IN THE NE1/4NE1/4 OF SECTION 14, T.4 N., R.2 W., S.L.B. & M.  
TOGETHER WITH:  
A PORTION OF LOT 5, HOLT COMMERCIAL SUBDIVISION, RECORDED AS ENTRY NO. 1248693 IN BOOK 2001 AT PAGE 1170 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.  
SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING 188.10 FEET N 89°59'50" W ALONG THE SECTION LINE AND 35.95 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 0°10'11" W 229.15 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 AND ITS EXTENSION THEREOF; THENCE N 89°59'50" W 200.00 FEET TO THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 1; THENCE N 0°10'11" E 226.88 FEET ALONG SAID WESTERLY BOUNDARY LINE AND THE EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) BEARINGS AND DISTANCES (1) N 88°41'41" E 107.65 FEET; THENCE (2) S 89°52'52" E 92.39 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 45,726 SQUARE FEET OR 1.050 ACRES.

DATE \_\_\_\_\_ MATTHEW K. PETERSON, P.L.S. # 7031451

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREAFTER KNOWN AS,  
**AMENDED ANTELOPE BUSINESS PARK**  
WHICH INCLUDES THE TRACT OF LAND DESCRIBED HEREON, DO HERBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PACELS OF LAND SHOWN ON THIS PLAT AS INTEDDED FOR PUBLIC USE.

OWNER: L&O INVESTMENTS, LLC  
A UTAH LIMITED LIABILITY COMPANY

OWNER: CHELEMES ENTERPRISES, LLC  
A UTAH LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
OWEN BRINKERHOFF SAM J. CHELEMES  
TITLE: OWNER TITLE: OWNER

**ACKNOWLEDGMENTS**

STATE OF \_\_\_\_\_ )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THERE PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE \_\_\_\_\_ OF L&O INVESTEMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE ABOVE OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY

Notary Public

STATE OF \_\_\_\_\_ )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THERE PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE \_\_\_\_\_ OF CHELEMES ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE ABOVE OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITSARTICLES OF ORGANIZATION, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THATSAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY

PLANNING COMMISSION APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2015  
BY THE CLEARFIELD CITY PLANNING COMMISSION.

\_\_\_\_\_  
CHAIRMAN CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL  
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND IN MY OPINION IS IN ACCORDANCE WITH APPLICABLE CLEARFIELD CITY STANDARDS.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CLEARFIELD CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2015

\_\_\_\_\_  
CLEARFIELD CITY ATTORNEY

CITY COUNCIL'S APPROVAL  
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS, AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CLEARFIELD CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015

\_\_\_\_\_  
CLEARFIELD CITY RECORDER

\_\_\_\_\_  
CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \$ \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2015 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF OFFICIAL RECORDS OF PAGE \_\_\_\_\_

\_\_\_\_\_  
CLEARFIELD CITY RECORDER

\_\_\_\_\_  
CLEARFIELD CITY MAYOR

## **Executive Summary**

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

#### **1. Introduction**

The City of Clearfield's 2015 – 2019 Consolidated Plan is a comprehensive document that promotes a coordinated approach to housing, community, and economic needs that could be funded by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. It provides direction on the investment of CDBG dollars over the next five years, from 2015 – 2019. 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.

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

The Strategic Plan outlines the following priority needs. These needs are based on the information from the needs assessment and market analysis.

Priority Needs:

Job Creation and Retention - High

Public Improvements - High

Homeless Prevention - Low

Housing Rehabilitation - High

Case Management and Supportive Services - Low

Public Services - Low

Affordable Housing for Extremely and Very Low Income Households - High

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

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

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

The City 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. The City conducted various outreach efforts to ensure participation. These efforts are further described in the Citizen Participation and Consultation section of the Plan.

Public comments on the draft Consolidated Plan and Annual Action Plan were received during a 30-day public comment period that began March 24, 2015 and concluded April 23, 2015.

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

Comments received during the public comment period and through the needs assessment survey are found in the Citizen Participation Section.

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

All comments received were taken into consideration in preparing this Plan. All of the comments were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

#### **7. Summary**

This Plan used broad participation and outreach efforts in order to identify the City's future housing, community, and economic development needs. This Plan also outlines a strategy for implementing the goals and objectives identified in the Plan. The City will utilize CDBG funds to leverage other public and private investment to implement priority goals.

# The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	CLEARFIELD	
CDBG Administrator		

Table 1 – Responsible Agencies

### Narrative

The City of Clearfield’s Community Development Department is the lead agency for preparing and administering the Consolidated Plan.

### Consolidated Plan Public Contact Information

Clearfield City Community Development Department

Clearfield City Hall

55 South State Street

Clearfield, UT 84015

Telephone: 801-525-2781

Email: [smillgate@clearfieldcity.org](mailto:smillgate@clearfieldcity.org)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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(I)).**

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 will incorporate these suggestions into the Annual Action Plan(s) through 2019.

#### **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**

Utah has 3 Continuum of Care's (CoC): Salt Lake and Tooele, Utah Balance of State, and Mountainlands. 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 these 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, in addition to the efforts above, the City supports the programs and facilities offered by other local and state agencies through the sales tax re-distribution. The City levies a 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, over the next five years, the City will increase coordination efforts by participating in the County's Local Homeless

Coordinating Committee 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 council is inclusive of stakeholders committed to the goal of ending homelessness. These include prevention, outreach, shelter, and 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 provides training to the LHCCs and support 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>	Family Connection Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the needs survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
2	<b>Agency/Group/Organization</b>	Midtown Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the needs survey.
3	<b>Agency/Group/Organization</b>	Davis County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the needs survey.
4	<b>Agency/Group/Organization</b>	Davis School District
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - District
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the survey.
5	<b>Agency/Group/Organization</b>	Davis Community Learning Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the survey.
6	<b>Agency/Group/Organization</b>	Alzheimer's Association
	<b>Agency/Group/Organization Type</b>	Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans 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>	Participated in the survey.
7	<b>Agency/Group/Organization</b>	Davis County Senior Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the survey.
8	<b>Agency/Group/Organization</b>	Davis County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth 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>	Participated in the survey.

9	<b>Agency/Group/Organization</b>	McKay-Dee Hospital
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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>	Participated in the survey.
10	<b>Agency/Group/Organization</b>	Balance of State Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the needs survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
11	<b>Agency/Group/Organization</b>	Davis Community Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-homeless Services-Education Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the needs survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
12	<b>Agency/Group/Organization</b>	Wasatch Front Regional Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development 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>	City representatives met with agency representatives.

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

Efforts were made to consult as broadly as possible. No particular agency was excluded from participation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Utah Balance of State Continuum of Care	Homelessness services and strategies.
Clearfield/Layton Circulator Feasibility Study	Metro Analytics	Transportation and infrastructure services and strategies.
Davis County 2011-2016 Strategic Plan	Davis County	Housing, homelessness, non-housing community development needs and strategies.
Regional Analysis of Impediments to Fair Housing	Bureau of Economic and Business Research, University of Utah	Housing, special needs, homeless services and strategies.
Comprehensive Economic Development Strategy	Wasatch Front Economic Development District	Housing, non-housing community development, and economic development strategies.
Clearfield City, Utah Annual Budget	City of Clearfield	Housing, non-housing community development, and economic development strategies.

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

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

The City of Clearfield coordinates with adjacent units of local government, including Davis County, the Wasatch Front Regional Council/Wasatch Front Economic Development District, the Hill Air Force Base, and others (as needed) to ensure the implementation of the Consolidated Plan. These efforts include local and regional meetings in which representatives from local governments attend, monthly technical advisory meetings made up of planners and engineers from nearby cities, and other meetings/membership that assist in the Plan’s implementation.

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

One of the City's initial goals was to encourage broad participation order to create a well-rounded priority needs and targeted area assessment, increase coordination among partners, leverage activities, expand upon existing efforts, increase citizen feedback, and seek feedback on the Consolidated Plan. To this end, the City of Clearfield encouraged and sought broad participation but especially encouraged participation from low and moderate income persons, residents of slum and blighted areas, residents of predominantly low and moderate income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith based organizations. The City's largest minority population is made of Hispanic and/or Latino persons. In order to encourage participation from these minorities, the public hearing announcement that was published in the newspaper in both Spanish and English. Efforts were made to make the survey available in Spanish and resources for translators were made available at the public hearing. The City delivered paper copies of the needs assessment survey to the senior center, health department, and the family resource centers in order to encourage participation from persons with disabilities.

The feedback and input the City received from the consultation and citizen participation was vital in identifying the Plan's goals and objectives. The input was sorted into common themes or recurring needs which were then used to identify strategies and objectives.

The City used a variety of participation tools including an online and paper copy needs assessment survey, interviews, public hearing, utility billing, online tools, and a public open house.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
-------------------	-------------------------	---------------------------	---------------------------------------	-------------------------------------	---	----------------------------



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The notice was published in the Standard Examiner in both English and Spanish.	Some of the survey participants could have found out about the survey from the ad.	none	
3	Utility billing	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A notice of the public hearing and survey went to all residents.	Some of the survey participants could have found out about the survey from the ad.	none	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A notice of the hearing and the survey was posted on the City's website. Not sure how many people have viewed it.</p>	<p>Some of the survey participants could have found out about the survey from the internet.</p>	<p>none</p>	<p><a href="http://www.clearfieldcity.org/government/cdbg/plans_legal_documents/">http://www.clearfieldcity.org/government/cdbg/plans_legal_documents/</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Utility billing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City requested that citizens, public agencies, and any other interested person complete the survey. A link to the survey was posted on the City's website at <a href="http://www.clearfieldcity.org">www.clearfieldcity.org</a> , included in the City's utility billing in order to ensure each citizen received a copy, sent via email to specific service providers to ask that they distribute to their clientele, and announced and made available at the first public hearing. Paper	Responses varied but all participants answered questions related to housing, homelessness, community services and facilities, economic needs, and infrastructure needs. Participants were also invited to inform the city of any other need or concern that they had. Refer to Appendix ? to view the surveys.	n/a	<a href="https://www.surveymonkey.com/s/5T93FW9">https://www.surveymonkey.com/s/5T93FW9</a>

Consolidated Plan

CLEARFIELD

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Utility billing	Non-targeted/broad community	To provide further opportunities for engagement from members of the public and other interested persons, the survey was made available at a public stakeholder meeting and open house sponsored by the region's metropolitan planning organization, the Wasatch Front Regional Council. Paper copies of the survey were made available to participants that live, work or play in the City. There	The City received feedback from 1 person who completed a paper copy of the needs survey. The participant answered questions related to housing, homelessness, community services and facilities, economic needs, and infrastructure needs.	none	www.wfrc.org

Consolidated Plan

CLEARFIELD

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Utility billing	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not sure how many people saw the notice that was posted at the post office, library or throughout the city building.	Some of the survey participants could have found out about the survey from these postings.	n/a	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following needs assessment is based on figures and data provided by HUD Comprehensive Housing Affordability Strategy (CHAS) data, U.S. Census Bureau's American Community Survey (ACS) data, the Regional Analysis of Impediments study, and consultation with the region's housing authority and Continuum of Care.

Assessing the housing needs within the City of Clearfield allows the City the ability to consider existing and longer term funding priorities.

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

### Summary of Housing Needs

Clearfield City used the Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data provided by HUD in order to create a framework for overall housing needs. The needs were used as a basis for selecting projects to be funded by HUD's Community Development Block Grant program. Priority needs were identified for housing, homelessness, special needs, and non-housing community development. The priority needs were used to select specific activities for the 2015-2019 Consolidated Plan and related annual action plan.

The City's population is just shy of 30,000 people and has about 9,700 households of which 69% are families. A majority of the households are middle class families. Of all the households, the majority of households are small family households making up 51%. Additionally, 31% of households have at least one child aged 6 years old or younger. The next largest household type are large family households making up 18% of the households. Only 4% of the homes are inhabited by persons 75 years or older and 10% contain at least one person 62-74 years of age. Many Hill Air Force Base military members and their families live "off base" in Clearfield and surrounding cities.

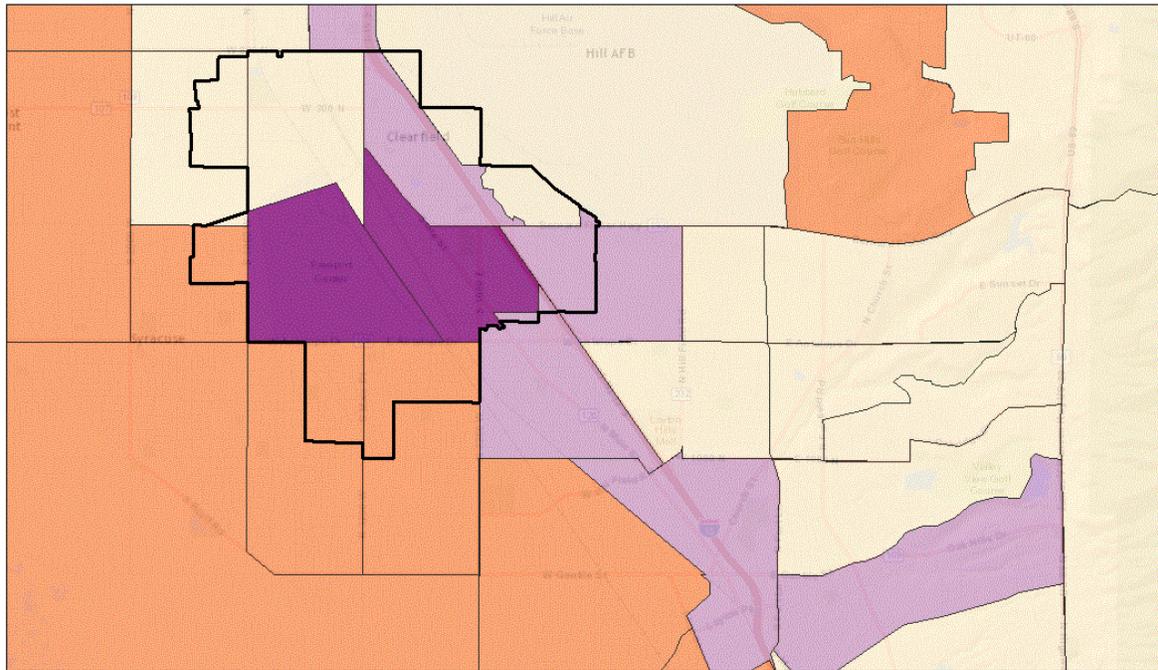
In terms of neighborhoods, South Clearfield is a somewhat isolated neighborhood located along the southern edge of the City. It is isolated from the rest of the City due to a large manufacturing center and Job Corps, named the Freeport Center and Clearfield Job Corps located to the north of the neighborhood. Hill Air Force Base, one of Utah's largest employers and Davis County's largest employer, is located in the northeastern portion of the City.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	25,974	29,904	15%
Households	7,838	9,702	24%
Median Income	\$38,946.00	\$45,723.00	17%

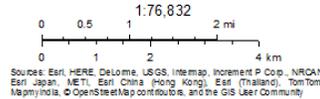
**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

CPD Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



February 21, 2015



CPD Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,320	1,420	2,460	1,165	3,340
Small Family Households *	460	785	1,315	655	1,695
Large Family Households *	250	280	455	145	585
Household contains at least one person 62-74 years of age	220	100	160	120	385
Household contains at least one person age 75 or older	49	65	100	70	110
Households with one or more children 6 years old or younger *	355	650	970	390	610

\* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

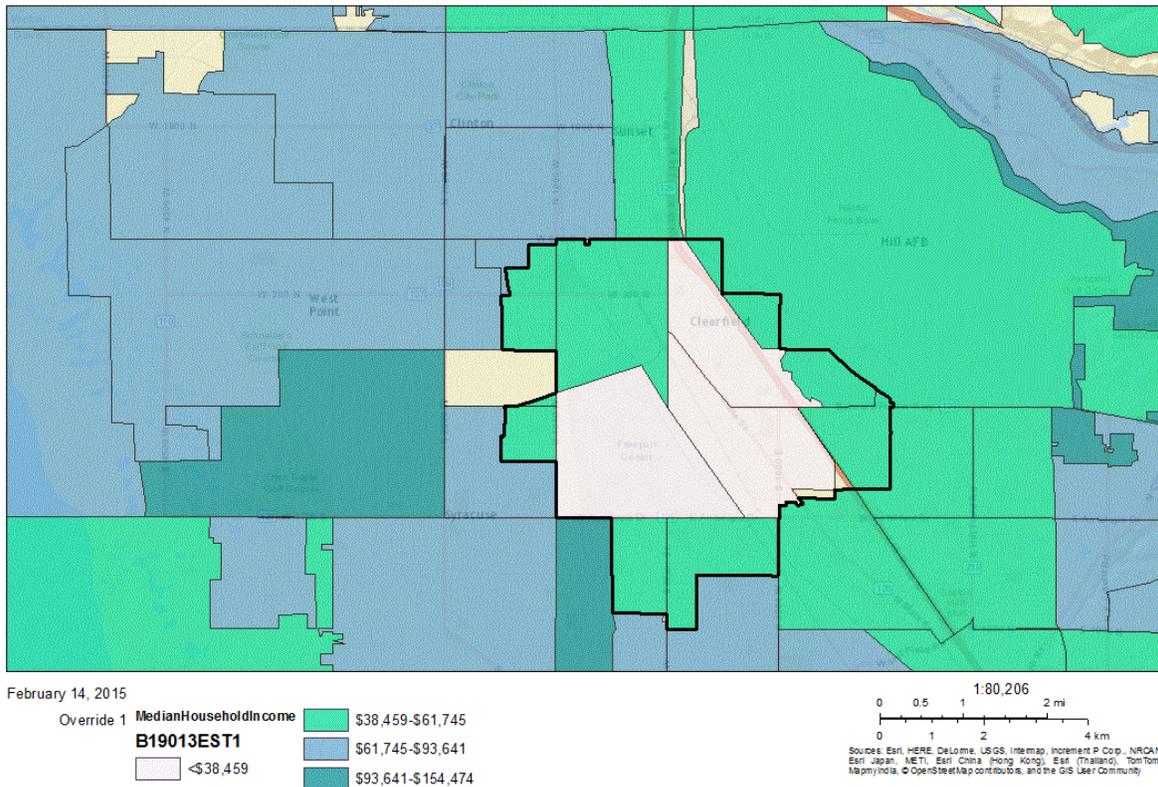
Workforce Housing

In terms of workforce, the City is a job center for manufacturers and is home to many of the State's and County's largest employers: Hill Air Force Base, Lifetime Products, Utility Trailer Manufacturing Company, ATK Space Systems, Inc., Clearfield Job Corps, Futura Industries Corp., Worthington Foods, Inc., and Smith Sport Optics, Inc. The average monthly wage in the manufacturing sector in Davis County is \$4,356. The average monthly wage in the durable goods wholesale trade sector in Davis County is \$4,409. The average monthly wage in the Federal Government sector in Davis County is \$5,579 and Local Government is \$2,531.

Additionally, the majority of households in the City earn a moderate income meaning they earn 80-100% of the area median income. The average income for a 4 person moderate income household in Davis County is \$23,850.

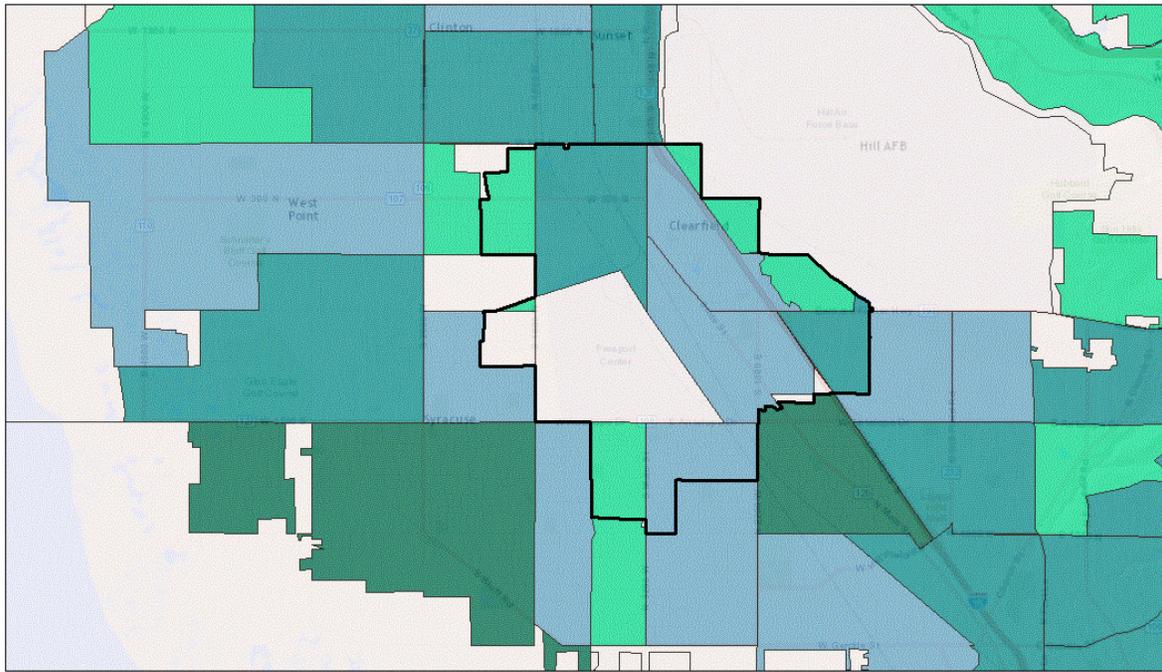
The City should focus workforce housing near the major employers mentioned above. Additionally, the housing should be affordable so that the average household does not spend more than 30% of their income on housing related expenses.

CPD Maps - Median HH Income - Consolidated Plan and Continuum of Care Planning Tool

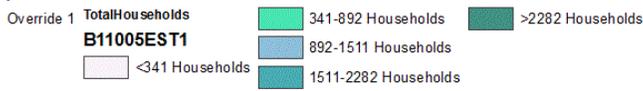


CPD Maps - Median HH Income - Consolidated Plan and Continuum of Care Planning Tool

CPD Maps - Total Households - Consolidated Plan and Continuum of Care Planning Tool



February 14, 2015



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 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Total Households - Consolidated Plan and Continuum of Care Planning Tool

## Housing Needs Summary Tables

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

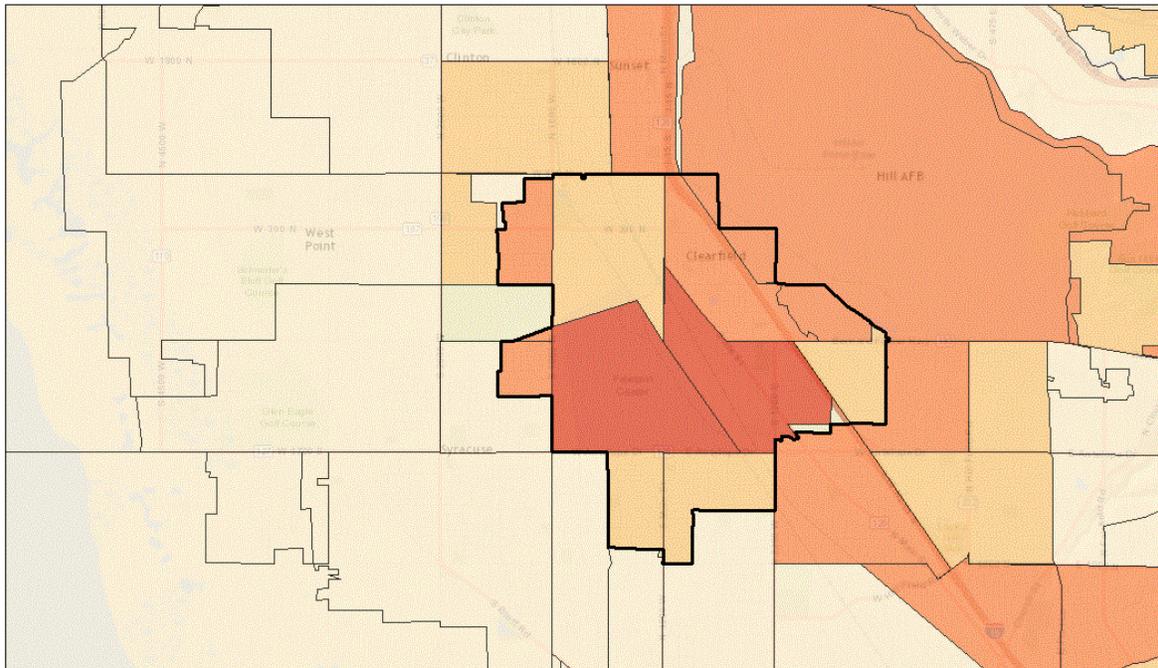
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	20	25	20	65	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	35	30	10	100	35	30	25	10	100
Housing cost burden greater than 50% of income (and none of the above problems)	560	130	0	0	690	145	130	55	0	330
Housing cost burden greater than 30% of income (and none of the above problems)	230	565	590	10	1,395	25	180	520	235	960

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	75	0	0	0	75	0	0	0	0	0

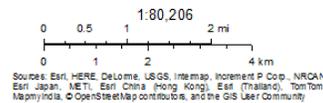
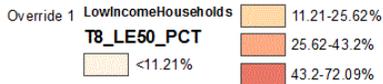
**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

**CPD Maps - % Low Income Households - Consolidated Plan and Continuum of Care Planning Tool**

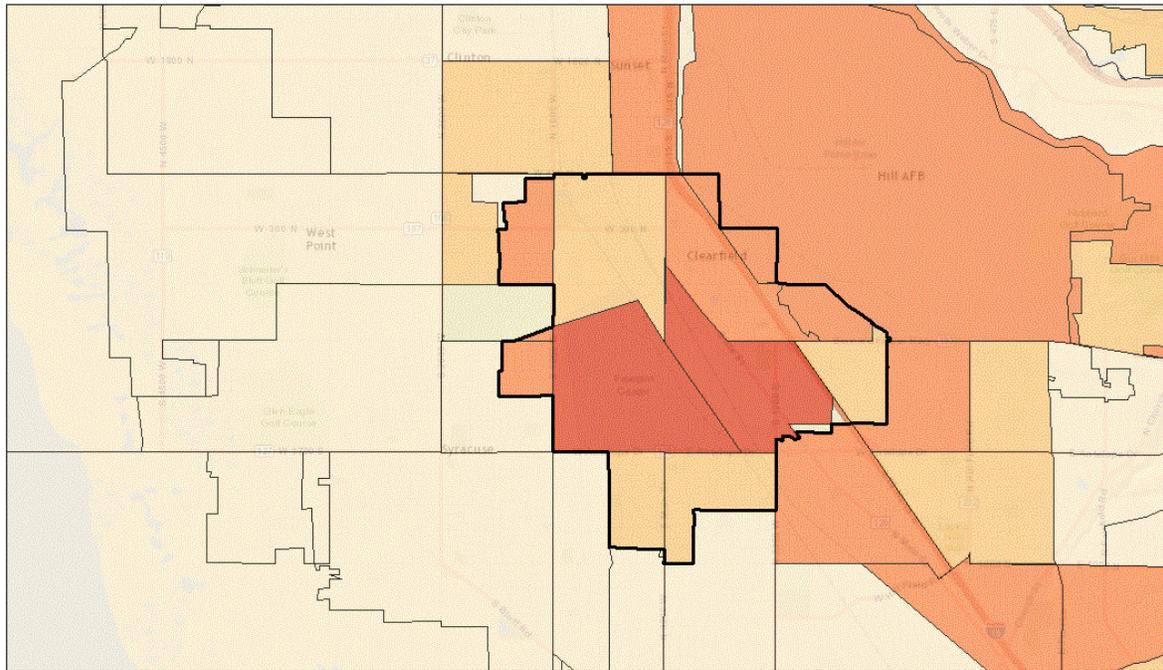


February 14, 2015

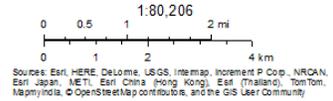


**CPD Maps - % Extremely Low Income Households - Consolidated Plan and Continuum of Care Planning Tool**

CPD Maps - % Low Income Households - Consolidated Plan and Continuum of Care Planning Tool

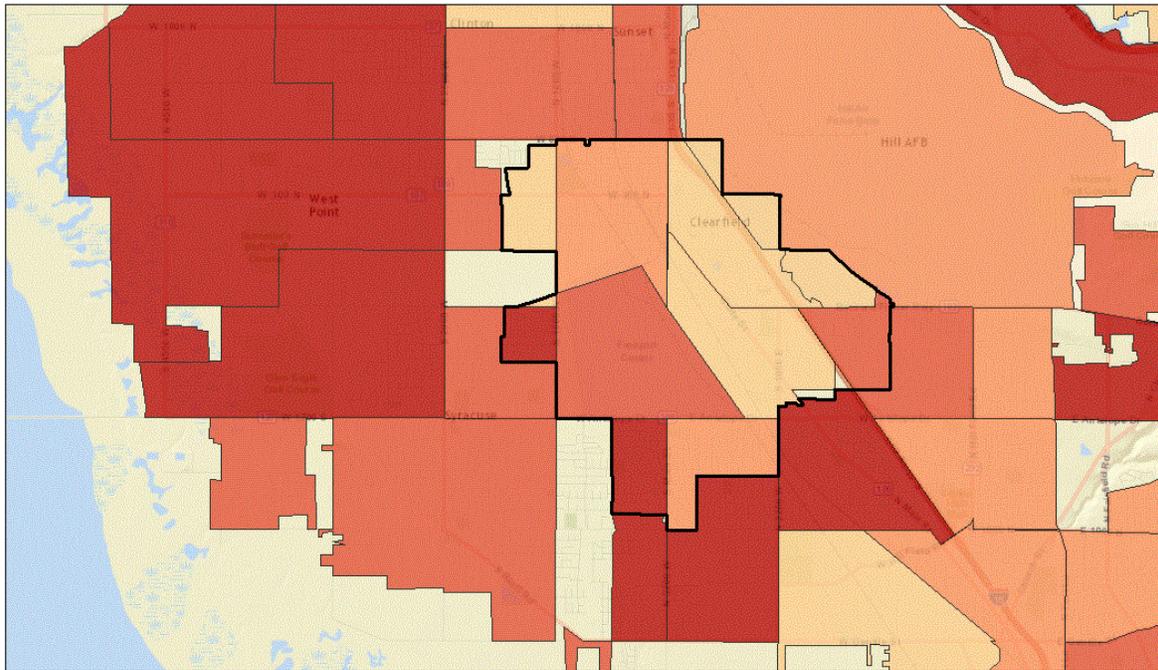


February 14, 2015



CPD Maps - % Low Income Households - Consolidated Plan and Continuum of Care Planning Tool

of Extremely Low Income Households with Severe Cost Burden - Consolidated Plan and Continuum of Car



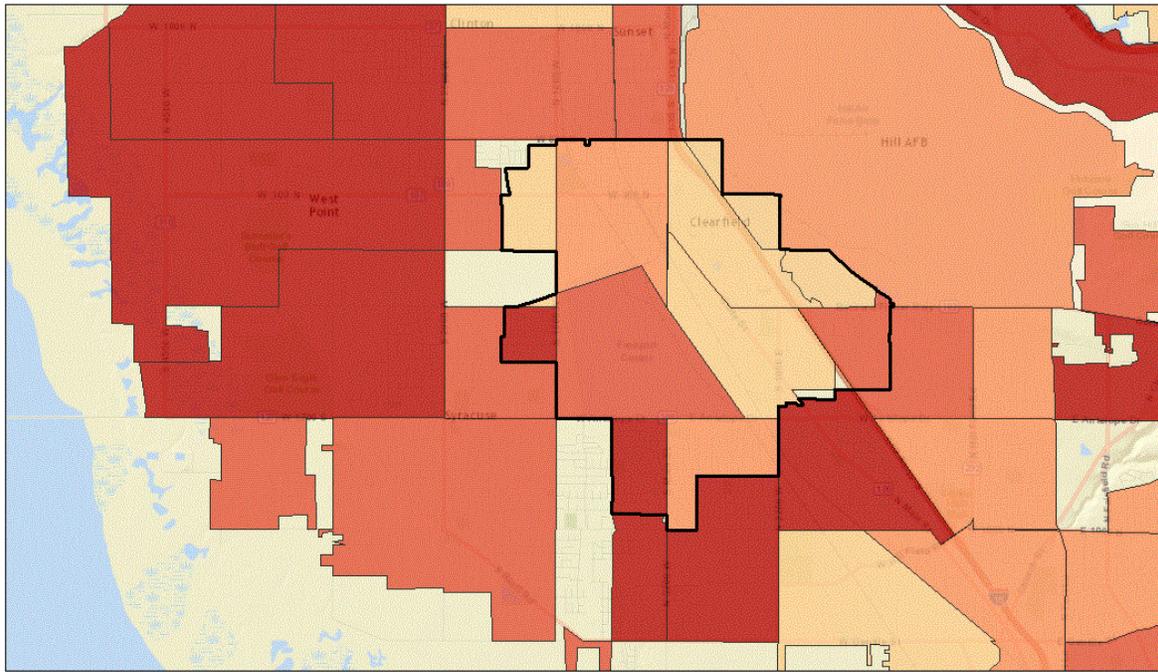
February 14, 2015



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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - % Moderate Income Households - Consolidated Plan and Continuum of Care Planning Tool

of Extremely Low Income Households with Severe Cost Burden - Consolidated Plan and Continuum of Car



February 14, 2015



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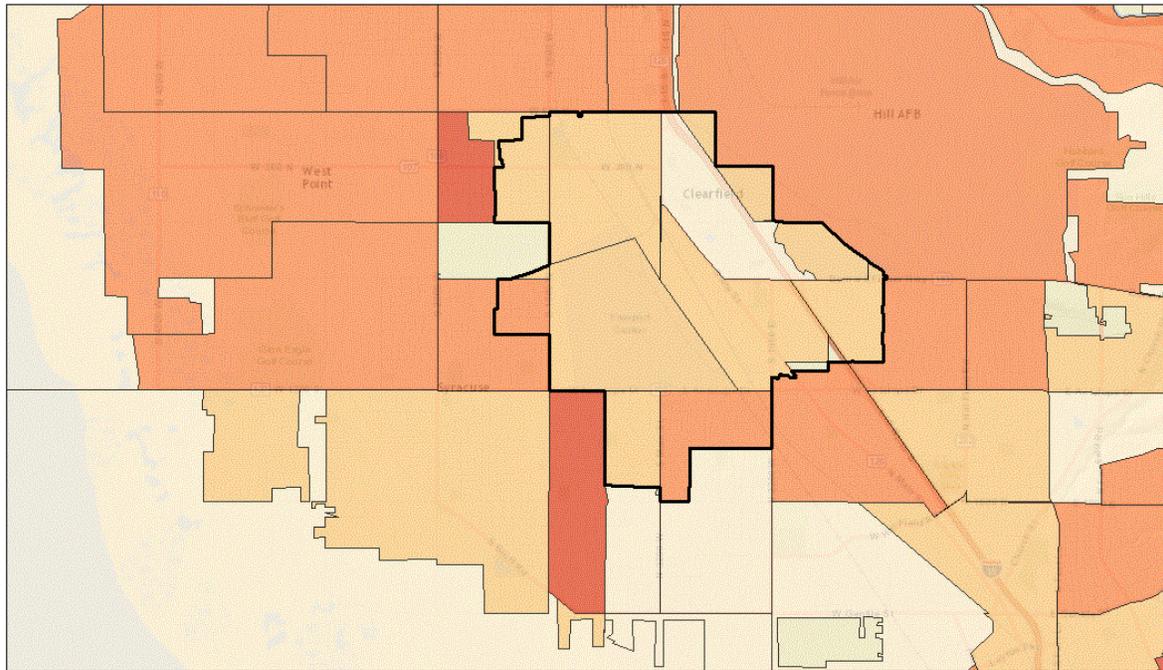
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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

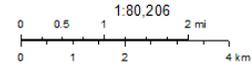
**CPD Maps - % of Extremely Low Income Households with Severe Cost Burden - Consolidated Plan and Continuum of Care Planning Tool**

derate Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum o



February 14, 2015

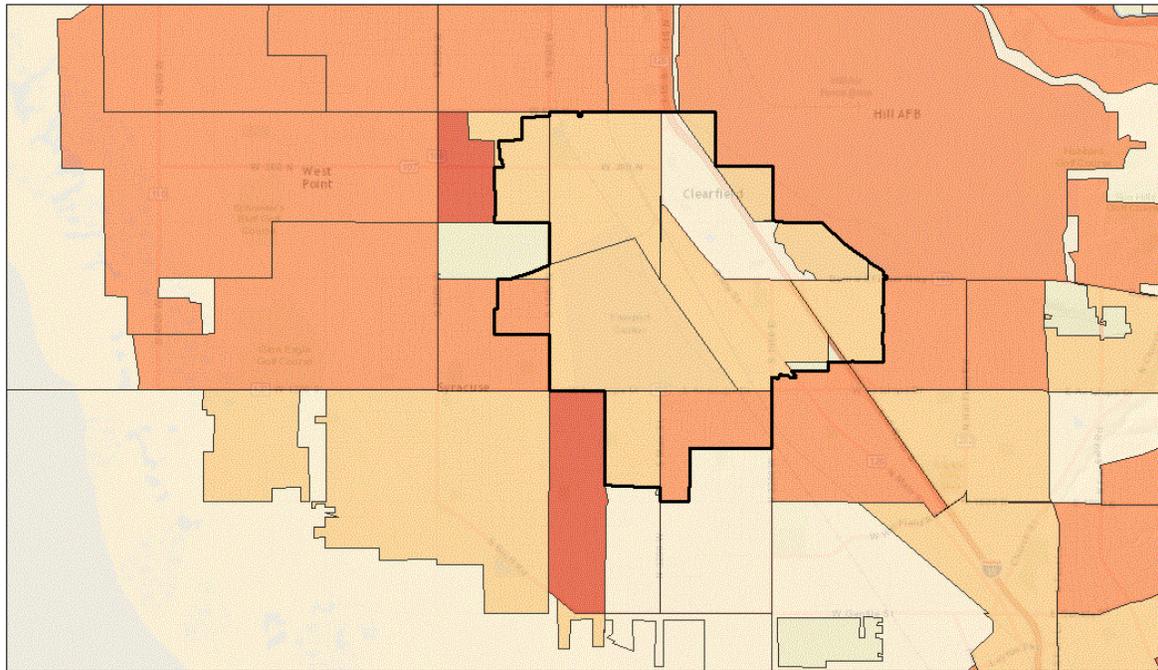
Override 1 MHHMthHousingProblems 13-31.65%  
 T2\_LE80\_HP2\_PCT 31.65-49.34%  
 <13% 49.34-76.29%



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**CPD Maps - % of Low Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum of Care Planning Tool**

derate Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum o



February 14, 2015

Override 1 MHHWithHousingProblems  
**T2\_LE80\_HP2\_PCT**  
 13-31.65%  
 31.65-49.34%  
 <13%  
 49.34-76.29%

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 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**CPD Maps - % of Moderate Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum of Care Planning Tool**

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	590	185	55	30	860	180	160	80	10	430
Having none of four housing problems	365	710	1,235	430	2,740	110	365	1,090	695	2,260
Household has negative income, but none of the other housing problems	75	0	0	0	75	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
 Source:

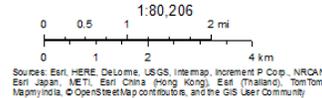
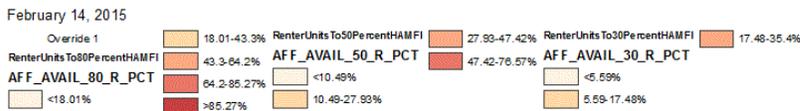
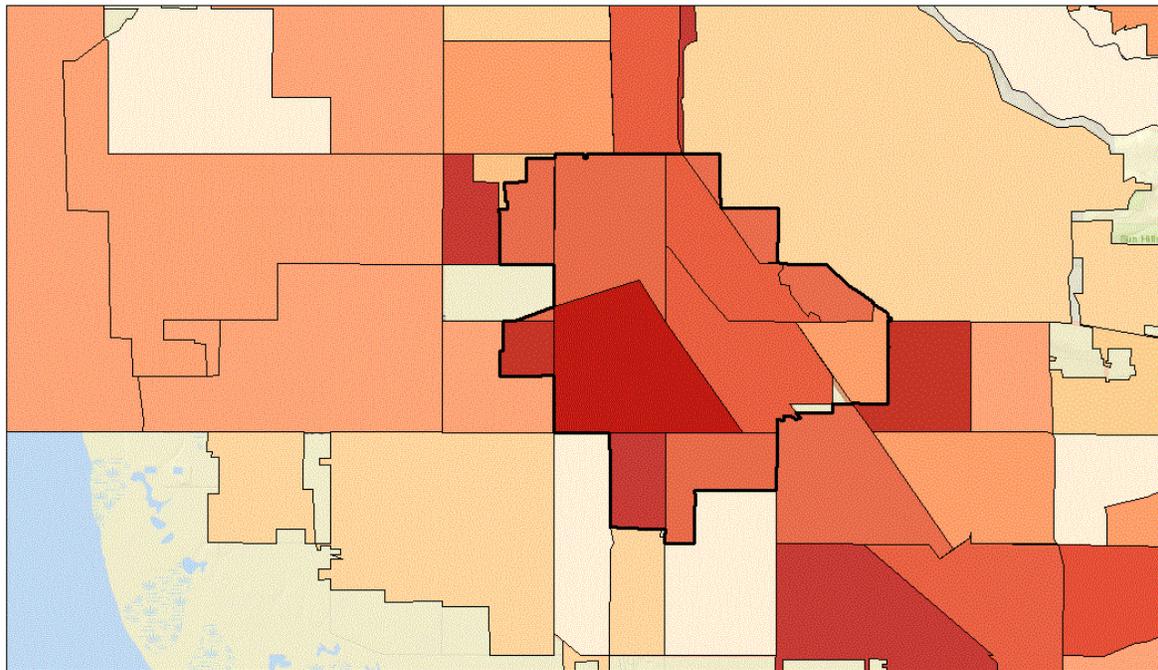
### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	385	475	320	1,180	30	140	335	505
Large Related	100	90	55	245	70	160	135	365
Elderly	80	30	35	145	80	10	45	135
Other	260	125	185	570	25	29	59	113
Total need by income	825	720	595	2,140	205	339	574	1,118

**Table 9 – Cost Burden > 30%**

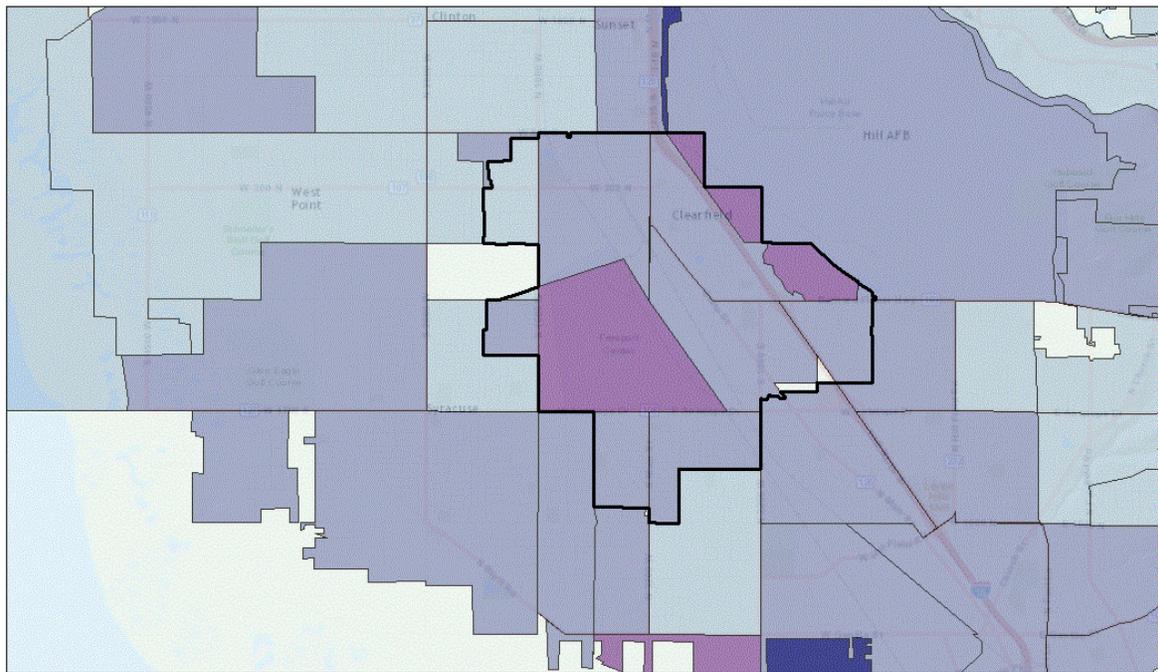
Data 2007-2011 CHAS  
Source:

### Maps - % Renter Units Affordable to LMI Households - Consolidated Plan and Continuum of Care Planning



### CPD Maps - % Renter Units Affordable to LMI Households - Consolidated Plan and Continuum of Care Planning Tool

D Maps - Housing Cost Burden Based on HAMFI - Consolidated Plan and Continuum of Care Planning To



February 14, 2015

Override 1 **HousingCostBurden**  
**B25106\_CB\_PCT**  
 <11.6% Paying>30%  
 11.6-29.15% Paying>30%  
 29.15-44.93% Paying>30%  
 44.93-72.98% Paying>30%  
 >72.98% Paying>30%

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 0 0.5 1 2 4  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Housing Cost Burden Based on HAMFI - Consolidated Plan and Continuum of Care Planning Tool

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	315	100	0	415	30	80	30	140
Large Related	45	0	0	45	60	35	20	115
Elderly	35	0	0	35	70	10	0	80
Other	170	30	0	200	10	4	4	18
Total need by income	565	130	0	695	170	129	54	353

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
 Source:

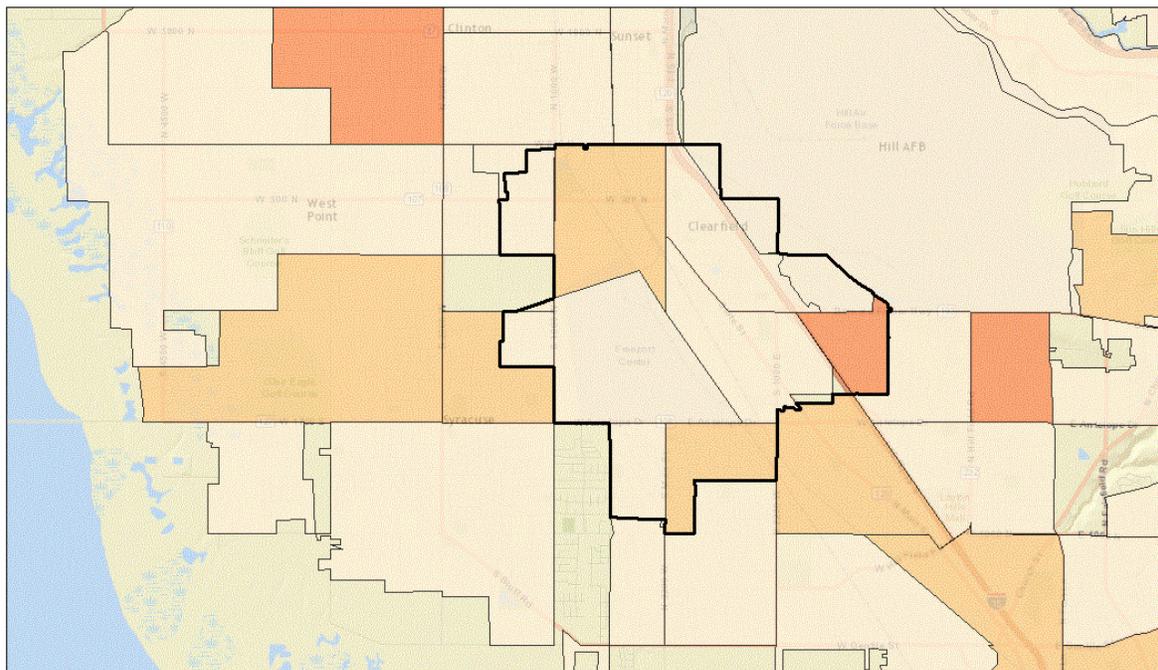
5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	55	19	30	104	25	30	25	10	90
Multiple, unrelated family households	25	0	25	0	50	10	0	0	0	10
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	25	55	54	30	164	35	30	25	10	100

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS  
Source:

aps - % of Low Income Households with Overcrowding - Consolidated Plan and Continuum of Care Planni



February 14, 2015  
Override 1 LIHHWthOvercrowding  
T10\_LE50\_OC\_PCT  
4.68-15.49%  
15.49-32.43%  
<4.68%

1:80,206  
0 0.5 1 2 mi  
0 1 2 4 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, i-cubed, P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - % of Low Income Households with Overcrowding - Consolidated Plan and Continuum of Care Planning Tool

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

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

**Data Source**

**Comments:**

This data is not available for the City of Clearfield.

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

Based on consultation with the Community Housing Authority, the households with the greatest need for housing assistance are single mentally disabled adults and single elderly persons with extremely low incomes such as persons relying on federal social security and supplemental security disability income programs. Their income typically hovers between \$500-\$700 per month. The FY 2014 fair market rent in Davis County for a one-bedroom rental unit was \$589 per month. A household with an extremely low income can afford \$374 per month, not including utilities.

Based on the CHAS and CPD Maps, the majority (25%) of single-family households fall within the 50-80% of area median income category (2,460 out of 9,705). Therefore, the majority of housing assistance should be made available for single low income persons. Additionally, the majority of crowding issues takes place for single renters (52.8%) and single homeowners (33.3%) with low incomes. Based on this information, more housing assistance could be made available for single low income renter and homeowner persons.

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

See above for information about assistance needed for persons who are disabled. There is no available data for victims of domestic violence, dating violence, sexual assault, and stalking. Even the housing authority could not provide this data as it is protected information.

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

Based on the consultation with the Housing Authority, though the City of Clearfield is one of the most affordable cities in the County, there continues to be a need for down-payment assistance to get persons and families with children into housing. There is also a need for more subsidized housing units, especially 1 bedroom and handicap accessible units. Lastly, the City of Clearfield could benefit from a homeless prevention program like the one operated in Davis County that provides emergency rental assistance to households that need one-time financial assistance.

According to the CHAS data, the households experiencing the most housing problems are zero income and extremely low income renter households. All of the zero/negative income renter households (100%) and 81.2% of the extremely low income renter households have at least one severe housing problem. The next greatest need falls within the low income owner occupied households, whereby 54.2% have a housing cost burden greater than 30% of their income.

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

Single mentally disabled persons and persons with extremely low incomes are most affected by the housing problems throughout the City.

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

Persons that are temporarily unemployed or earning extremely low and very low incomes are at imminent risk of either residing in shelters or becoming unsheltered. These people are living paycheck to paycheck and generally do not earn enough money to establish and maintain a savings or emergency/reserve funding account.

Households that are nearing termination of housing assistance or who receive rapid re-housing assistance need to be educated on how to effectively create, balance, and live within a budget. Additionally, households need help securing financial assistance. Many households who are in need of assistance do not know how to find and secure financial subsidies. Case management and supportive services are imperative to homeless persons, persons at risk of becoming homeless, and persons living with incomes less than the area median income.

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

The City does not provide estimates of the at-risk populations.

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

Based on the CHAS data above, overcrowding is an issue principally for low income renters whereby 38% experience severe overcrowding. Additionally, 35% of extremely low income owner occupied

households experience overcrowding. Based on consultation with the County's Housing Authority and Continuum of Care, a majority of the City's housing is made up of older smaller housing stock. The average family size is 3.51. Most of the overcrowding tends to happen within families, i.e. adult children living with their parents. Due to the large family size and the small homes a lot of parents have to turn their children away because their homes are overcrowded due to the fact that they already have adult children living with them. Another issue deals with housing instability whereby parents cannot allow their children to live with them because they themselves are at risk of losing their home and becoming homeless.

## **Discussion**

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

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

### Introduction

2005-2009 CHAS data was used to assist the City of Clearfield in identifying those persons from certain racial or ethnic groups that experience housing problems at a rate more than 10% greater than the income group as a whole. HUD defines housing problems as a home that (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) has more than one person per room, and (4) the housing cost burden is greater than 30% of the household's income.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	215	25
White	720	195	25
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	4	0	0
Hispanic	190	20	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	925	300	0
White	775	245	0
Black / African American	10	15	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	30	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	1,100	0
White	780	870	0
Black / African American	45	15	0
Asian	10	45	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	95	110	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	930	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	215	750	0
Black / African American	0	40	0
Asian	4	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	4	0
Hispanic	10	90	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

## Discussion

Based on the data above, White and Hispanic populations had percentages that were 10% or higher than the jurisdiction as a whole and therefore had a disproportionately greater need. White households experienced the highest disproportionately greater need among all income levels and within each of the housing problem categories, i.e. has one or more of four housing problem, has none of the four housing problems, and has no or negative income but none of the other housing problems. Regarding White households, about 83.1%, no matter the income, had one or more housing problem. The greatest frequency occurred within the moderate income level whereby 89.6% of White households had at least one housing problem. One should note, that across all income categories, 83% of White households experienced none of the four housing problems. In terms of households with no or negative income, 100% of households within the extremely low income category were White.

Regarding Hispanic households, 12.1%, no matter the income, had one or more housing problem. The greatest frequency occurred within the extremely low income category whereby 20% of Hispanic households had at least one housing problem. On average, about 10% of Hispanic households had none of the four housing problems across all income categories.

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

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

### Introduction

CHAS data was used to identify the percentage of minority groups experiencing any one of the following severe housing problems: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) household has more than 1.5 persons per room, and (4) housing cost burden is greater than 50% of the household's income.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	725	435	25
White	545	365	25
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	145	60	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	910	0
White	220	800	0
Black / African American	10	15	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	75	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	120	1,920	0
White	110	1,540	0
Black / African American	0	60	0
Asian	0	55	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	10	200	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35	1,135	0
White	30	930	0
Black / African American	0	40	0
Asian	4	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	8	0
Hispanic	0	105	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

## Discussion

2005-2009 CHAS data was used to assist the City of Clearfield in identifying those persons from certain racial or ethnic groups that experience severe housing problems at a rate more than 10% greater than the income group as a whole. Based on the data above, a majority of White, Hispanic, and Asian populations had percentages that were 10% or higher than the jurisdiction as a whole and therefore had a disproportionately greater need for severe housing problems. The greatest needs fell within the White households where 91.7% of low income and 85.7% of moderate income had one or more of the four severe housing problems. Additionally, 27.0% of very low income and 20.0% of extremely low income Hispanic households and 11.4% of moderate income Asian households had one or more of the four severe housing problems. It should be noted though that on average, 83.5% of White households, no matter the income, had no severe housing problem. An average of 12.1% of Hispanic households with extremely low and very low incomes had none of the severe housing problems.

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

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

### Introduction:

CHAS data was used to identify the disproportionately greater need of racial or ethnic groups based on the level of cost burden. Cost burden is defined as monthly housing costs, including utilities, exceeding 30% of the household's monthly income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,495	2,030	945	60
White	4,545	1,715	700	60
Black / African American	145	55	10	0
Asian	230	15	15	0
American Indian, Alaska Native	50	4	0	0
Pacific Islander	60	4	4	0
Hispanic	425	220	200	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

According to the data, White and Hispanic households have disproportionately greater housing cost burden than any other race or ethnic group in the City. The greatest burden falls on White households with no or negative income (100%), followed by White households with very low incomes at 84.5%, then extremely low income households at 82.7%, and lastly 74.1% of White moderate income households have a housing cost burden that exceeds 30% of their income.

The largest burden within the Hispanic population is for moderate income households whereby 21.2% have a housing cost burden. This is followed by very low income Hispanic households whereby 10.8% have a housing cost burden that is greater than 30% of their income.

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

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

There is not an instance where the income categories of any race or ethnic group is disproportionately greater than the needs of that income category as a whole.

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

Certain households, namely those with mental illness, need supportive services. These services allow all households no matter their race, ethnicity, income, or mental state the ability to become more self-reliant. Services could include learning how to make a monthly budget and maintain their home, i.e. keep their home and property clean, de-cluttered, safe and healthy.

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

Clearfield City has one of the only census tracts in Davis County with poverty greater than the required 22.5% in order to meet the Racially Concentrated Areas of Poverty and Ethnically Concentrated Areas of Poverty designation. This area is located just east of the minority-majority tract in Clearfield City, northwest of Layton City. This area has a relatively high risk of poverty and discrimination. This southern area of the City also has the highest minority population.

Areas with greatest concentration of Hispanic residents are centered along the main transportation corridor, Interstate 15, near Hill Air Force Base.

The exposure of black, Hispanic, and Asian populations to white show exposure levels roughly proportionally to the white population. The typical Hispanic lives in a census tract where 16.7% of the residents are Hispanic (which is very close to the share of Hispanics in Clearfield City's population of 16.1%).

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

### **Introduction**

Within Davis County there is one public housing authority, the Davis Community Housing Authority (DCHA) that assists persons and families with a variety of housing related needs. The DCHA offers the following programs.

- Section 8 Housing Choice Voucher program that allows participants to receive rental assistance in a dwelling of their choice. There are over 700 properties, both homes and apartments, located throughout Davis County.
- Section 8 Moderate Rehabilitation program that provides rental assistance to Lakeview Heights which are 3-bedroom townhouses in Clearfield City available for families.
- Section 8 Substantial Rehabilitation program that provides rental assistance to Rosewood Villa apartments which are 1-4 bedroom units owned by DCHA and located in Layton City.
- Family Self-Sufficiency program that receives applications from participants who want to become more financially independent. The program is a structured 5-year program that encourages self-sufficiency and home-ownership. It offers a variety of supportive services from DCHA and others.
- Down Payment Assistance for First Time Home Buyers (not available to Clearfield City residents) offers grants up to \$5,000 to assist with down payment and closing costs for qualified applicants. The purchase price of the home cannot exceed \$175,000.
- TANF Homeless Prevention program is one-time rent assistance eligible to families with children experiencing financial hardships and are homeless or at risk of becoming homeless (not available to Clearfield City residents).

The Davis Community Housing Authority administers 990 Vouchers. Voucher wait lists are two years long. The Community Housing Authority offers public housing via the apartment complexes that they own and manage. They have 2 dedicated senior and disabled housing complexes, these are located at the Meadows. Over 114 families are assisted at the other complexes: Thornwood Villa, Rosewood Vila, Center Court, Fieldcrest, and Parrish Lane. The DCHA has 154 public housing units. These units have about a one-year wait list.

In the City of Clearfield there are three property managers that own subsidized apartment units, these include Clearfield Hills I that offers 2 bedroom units for families, Holly Haven that offers 1 and 2 bedroom units, and Windsong Apartments that offers 2 and 3 bedroom units.

## Totals in Use

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

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

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

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

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

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

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

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

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

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

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

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

Data Source: PIC (PIH Information Center)

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

The Davis Community Housing Authority has a wait list of about 1200-1300 families needing subsidized housing. All persons seeking assistance must fill out an application and only those who qualify, based on their income, receive benefits. Housing is available to individuals, families, elderly, and disabled. There is no priority for who receives assistance and there is no term or limit for how long tenants can stay.

The majority of public housing tenants and applicants need case management and supportive services. These persons need to be educated about how to maintain self-sufficiency through a variety of effective training opportunities such as job/skills training, budgeting, cleaning, parenting, mental health and wellness, etc. Additionally, many Clearfield residents come to the Housing Authority seeking down payment or closing cost assistance. The DCHA cannot assist Clearfield residents and recommends that the City consider implementing a similar program in order to assist first-time homebuyers.

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

The most immediate need of public housing residents and housing choice voucher holders is for case management and supportive services. Refer to the information above.

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

A majority of the housing stock in the City is older and in need of some repair. Many protected class households have severe housing problems, particularly for renter extremely low income households. There is also a need more subsidized vouchers and units for persons with physical and mental disabilities. This includes elderly and disabled elderly renter households.

**Discussion**

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

### Introduction:

The following section provides a general assessment of the City's homeless population. The data is derived from the Utah 2014 annual Point in Time Count for Davis County and from consultation with the Balance of State Continuum of Care. The results from the January 2015 Point in Time count were not yet available.

In Davis County, there are four area housing and shelter providers that assist with homelessness. The Davis Behavioral Health, Davis Citizen's Coalition Against Violence, the Davis Community Housing Authority, and the Family Connection Center. In all, these servicer's offer the following housing: 31 emergency shelter units, 95 transitional housing units, 34 permanent supportive housing units, 14 rapid re-housing units, and no safe haven units.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	27	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	7	8	482	0	0	0
Chronically Homeless Individuals	1	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:**

Indicate if the homeless population is: Has No Rural Homeless

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

Based on data provided by the 2014 Point in Time Count for Davis County including the City of Clearfield. There is 1 unsheltered and 0 sheltered chronically homeless individuals, there are 0 sheltered and 0 unsheltered families, there are 27 sheltered homeless families with children and 0 unsheltered families, there is 1 unsheltered veteran and 0 sheltered veterans, there are 0 sheltered and 0 unsheltered unaccompanied youth.

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

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

Data Source  
Comments:

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

The City of Clearfield referred to Utah's 2014 Comprehensive Report on Homelessness to identify, countywide, the number and type of families with children in need of housing assistance. The total number of school children living in shelters or places not meant for habitation was 60. The total number of school children doubling-up, in motels or living without adequate facilities was 1,045. The total number of homeless school children as a percent of the 2013 fall enrollment was 0.08%. Additionally, small families with young children make up the majority of family types in Clearfield. The City was not able to find information for families of veterans.

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

This information was not available for Davis County nor the City of Clearfield.

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

Based on the CHAS data above, the total number of homeless persons on one given night in the City of Clearfield was 44. This includes families, adults, veterans, and persons living with HIV. The largest majority (75%) of sheltered homeless persons are families. The second largest group of sheltered persons are adults at 22%. Regarding unsheltered homeless types, the largest majority are adults at 87.5%. There was 1 unsheltered veteran.

**Discussion:**

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

### **Introduction:**

The non-homeless special needs section describes the housing needs of persons who are not homeless but require supportive services. These persons include: elderly, frail elderly, persons with mental, physical and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and victims of domestic violence, dating violence, sexual assault, and stalking.

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

The following non-homeless special needs populations' data comes from the U.S. Census American Fact Finder 2013 Five-Year Estimate. The City of Clearfield's elderly population, 65 years of age and older, is 1,888 or 6.2% of the City's total population. There are 125 households with a 65 and older female householder with no husband present, 28.8% of these households are below the poverty level. Of the family's that receive Supplemental Social Security income and/or cash public assistance income the largest group living below the poverty level are female householders with no husband present at 72.0%.

According to the 2005-2007 American Community Survey 3-Year Estimate, the total number of civilian noninstitutionalized persons with a physical disability is 920, of these the majority are male (55.9%) aged 35 to 64 years (28.4%). Of the total male disabled persons 196 (38%) are not employed. There are 406 (44.1%) disabled females with the largest majority aged 35 to 64 years (73.2%). Of the total disabled females 171 (42.1%) are not employed.

According to the 2011-2013 American Community Survey 3-Year Estimate, the total number of service-connected disability rating status and ratings for civilian veterans 18 years and older in the City is 2,681, of these 601 has a service-connected disability rating.

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

All special needs populations require special consideration. While many persons within the special needs population do not rely on governmental assistance some do. For those that are reliant on services, the Davis Community Housing Authority, Davis Mental Health, Family Connection Center, Safe Harbor, County Senior Services, and Davis County Health Department offer services. The City supports the effective programs that are already offered by these entities. The needs are determined based on feedback from the clientele and the providers themselves. Some of the service needs include: set aside subsidized housing units, counseling, treatment, meals, health programs, transportation services, job and skills training, and housing repair and rehabilitation.

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

In 2010, there were 33 persons living with HIV/AIDS in the City according to the Davis County Health Department. According to the Utah Department of Health, the number of new HIV cases has increased each year since 2011. Males have an infection rate that is five times higher than females. All reported levels of high risk behavior have remained steady. Those newly diagnosed have increasingly reported that heterosexual contact was their primary risk factor. In 2012, in Utah, the majority of new cases were white males. The largest minority group are Hispanics (22%) which are disproportionately affected by HIV as their total population accounts for only 13% of the total population.

**Discussion:**

Based on information from the community needs survey, the greatest need for persons with special needs are mental health services with a score of 2.41 / 3.00, this is followed closely by substance abuse services and neglected and abused children centers and services both with a score of 2.33 / 3.00, followed by domestic violence centers and services with a score of 2.23 / 3.00, then homeless shelters and services with a score of 2.00 / 3.00, then accessibility improvements with a score of 1.96 / 3.00, then disabled centers and services with a score of 1.92 / 3.00, lastly HIV/AIDS centers and services with a score of 1.37 / 3.00.

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

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

Public facilities refer to childcare centers, community centers, health care centers, park and recreational facilities, senior centers, and youth centers. The greatest need according to the 2015 community needs survey within the City of Clearfield are community centers with a score of 2.27 / 3.00, followed closely by youth centers 2.19 / 3.00, and healthcare centers 2.00 / 3.00. Though the City has multiple community facilities, some persons find that there are barriers accessing the facilities. The principal barrier is transportation. Therefore, an additional need is for transportation and/or transit services for senior citizens, persons with mental and physical disabilities, and the youth.

According to the City of Clearfield's Strategic Plan, the priorities include economic development, city beautification, open space, and gateway maintenance, infrastructure planning and maintenance, continuous organizational improvements, community safety, and a focus on increase legislative and apolitical involvement.

### How were these needs determined?

The needs were determined using feedback from the community needs survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	Childcare centers	Community centers	Healthcare centers	Park and recreational facilities	Senior Centers	Youth centers
All Respondents	1.96	2.27	2.00	1.88	1.69	2.19
Providers	2.00	2.24	1.89	1.69	1.82	2.35
Citizens	1.89	2.33	2.22	2.22	1.44	1.89

**Table 27 - Community Needs Survey Results - Public Facilities**

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

Public improvements refer to flood drainage improvements, sidewalk/curb/gutter, street lighting, street improvements, water/sewer improvements, trails, and access to transit. The greatest need according to the 2015 community needs survey within the City is access to transit with a score of 2.36 / 3.00, followed by street lighting with a score of 2.12 / 3.00, then sidewalk/curb/gutter and trails both had scores of 1.80 / 3.00. A common theme from the survey respondents is the need for safer pedestrian crossings and/or tunnels, bridges, or trails across busy streets. Respondents also stated that there is a need for more wayfinding or signage to and from the City's transit stops. Lastly, connectivity is an issue,

the transit and trails are not connected in order for residents to access employment, entertainment, shopping, health services, and community services.

According to the City of Clearfield's Strategic Plan, the priorities include developing a street improvement and pavement management plan, a sign management plan, to maintain and improve community infrastructure services such as snow removal and street sweeping, and lastly sidewalk improvements to increase safety. One of the City's public improvement priorities is to fund and prioritize the maintenance and improvement of city-owned open space along high traffic corridors such as I-15. The City also hopes to redevelop and improve key properties with high visibility throughout the City. The City also seeks to upgrade utility infrastructure and replace dilapidated and aging infrastructure.

**How were these needs determined?**

The needs were determined using feedback from the community needs survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	<b>Drainage</b>	<b>Sidewalk, curb, gutter</b>	<b>Street lighting</b>	<b>Street/Alley</b>	<b>Water/sewer</b>	<b>Trails</b>	<b>Access to transit</b>
All Respondents	1.54	1.80	2.12	1.68	1.67	1.80	2.36
Providers	1.40	1.81	2.06	1.13	1.47	1.75	2.25
Citizens	1.78	1.78	2.22	2.67	2.00	1.89	2.56

**Table 28 - Community Needs Survey Results - Public Improvements**

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

Public services refer to anti-crime programs, childcare services, educational services, health services, senior services, youth services, code enforcement, graffiti removal, parking facilities, trash and debris removal, and tree planting. The greatest need according to the 2015 community needs survey is health services and youth services both had a score of 2.38 / 3.00, this is followed closely by anti-crime programs with a score of 2.32 / 3.00, then educational services with a score of 2.30 / 3.00, and childcare services with a score of 2.12 / 3.00. A common theme from the survey respondents is the need for youth programs. Such programs would assist working parents as well as teach children important life skills such as healthy eating and physical education, leadership and community activism, family and self-sustainability, and academic enrichment programs. City residents also stated that they would like recycling bins for each resident.

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. The City would like to prioritize resources for programs and services with the widest impact and collective benefit. The City would like to implement community arts program, a summer concert series, and movies in the park. Provide opportunities that allow citizens to become more aware of the municipal government. The City also hopes to develop cultural programs to enhance the City's cultural, ethnic, and age-based diversity. The City has also prioritized educational and academic programs for the youth. The City is looking at creating an online reporting system for certain minor crimes and low priority incidents in order to assist in reducing crime rates.

**How were these needs determined?**

The needs were determined using feedback from the community needs survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	<b>Anti-crime programs</b>	<b>Childcare services</b>	<b>Educational services</b>	<b>Health services</b>	<b>Senior activities</b>	<b>Youth services</b>	<b>Code enforcement</b>	<b>Graffiti removal</b>	<b>Parking facilities</b>
All Respondents	2.32	2.12	2.30	2.38	1.92	2.38	1.92	1.62	1.29
Providers	2.31	2.31	2.50	2.53	2.06	2.53	1.81	1.59	1.27
Citizens	2.33	1.78	1.89	2.11	1.67	2.11	2.11	1.67	1.33

**Table 29 - Community Needs Survey Results - Public Services**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The market analysis looks at the City's general characteristics of the housing market, including the supply, demand, condition, and cost of housing. Some significant characteristics of the market include:

- The City's population is just shy of 30,000 people and has about 9,700 households of which 69% are families.
- A majority of the households are middle class families. Of all the households, the majority of households are small family households making up 51%.
- Households with the greatest need for housing assistance are single mentally disabled adults and single elderly persons with extremely low incomes such as persons relying on federal social security and supplemental security disability income programs.
- Households experiencing the most housing problems are zero income and extremely low income renter households.
- A majority (54.2%) of low income owner occupied households have a housing cost burden greater than 30% of their income.
- Single mentally disabled persons and persons with extremely low incomes are most affected by housing problems.
- Persons that are temporarily unemployed or earning extremely low and very low incomes are at imminent risk of either residing in shelters or becoming unsheltered.
- Overcrowding is an issue principally for low income renters whereby 38% experience severe overcrowding.
- The greatest needs for special needs persons is supportive services.
- The City identified 5 barriers to affordable housing (refer to MA40).
- The largest business sector in terms of jobs is manufacturing followed by professional, scientific, and management services and then education and health care services.
- In the Ogden-Clearfield Metropolitan Area is a lack of talent or workforce within the carbon composites and advanced materials cluster.
- The recently created a Community Development Area (CDA) and/or Transit Oriented Development (TOD) is named the Clearfield Station. The Station seeks to create a station oriented community that integrates housing, transportation, and employment opportunities. The project will include both public and private sector resources and investments.



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

### Introduction

The following section describes the number, type, tenure, and size of housing units in Clearfield City.

According to the most recent U.S. Census Bureau American Community Survey (ACS) data, there are a total of 10,451 housing units in the City of Clearfield. Of those, the largest group, making up 50% of the stock are one-unit detached structures. The second largest type are 5-19 unit multiple-family structures at 13%, followed closely by 2-4 unit multiple-family structures which make up 11% of the stock. There are very few mobile homes and one-unit attached structures.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,192	50%
1-unit, attached structure	946	9%
2-4 units	1,192	11%
5-19 units	1,381	13%
20 or more units	1,054	10%
Mobile Home, boat, RV, van, etc	686	7%
<b>Total</b>	<b>10,451</b>	<b>100%</b>

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	8	0%	140	3%
1 bedroom	51	1%	701	15%
2 bedrooms	494	10%	1,633	36%
3 or more bedrooms	4,550	89%	2,125	46%
<b>Total</b>	<b>5,103</b>	<b>100%</b>	<b>4,599</b>	<b>100%</b>

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Federal Programs: Disparate impacts exist within the Section 8 Voucher program. Countywide, the following persons experience disparate impacts: minorities, Hispanics, persons with disabilities, and large families. Another federal program, HUD 811, provides supportive rental housing for extremely low

and very low income adults that are disabled. These persons are not currently targeted at the local level but could be in order to mitigate the impacts.

**State Programs:** The Utah Housing Corporation (UHC) offers a low-income housing tax credit program for eligible first time homebuyers. The program offers an annual IRS tax credit. The federal government has targeted counties and other areas throughout the State of Utah. The UHC works within these targeted areas to promote homeownership opportunities such as tax credits and down payment assistance. Unfortunately, the City of Clearfield is not targeted nor is Davis County. The closest area is the Salt Lake Metropolitan Targeted Area that extends from the Davis/Salt Lake County boundary south into South Salt Lake City. Though the area is not targeted, there are still assistance programs. There are 538 tax credit units in the City. The tax credit projects are located at: Country Oaks Apartments, Heather Estates I and II, Holly Haven Apartments, KD Apartments, and Oakstone. Countywide, this is the largest share of units. In Davis County, a small family with an income of no more than \$85,500 and a large family with an income of no more than \$99,800 qualify for assistance. Regarding the purchase price limit, in Davis County, the limit is \$381,300. There are three participating lenders in Clearfield City which include: Academy Mortgage Corp., Axiom Financial LLC, and Primary Residential Mortgage Inc.

**Local Programs:** The Davis Community Housing Authority owns 158 public housing units and administers 1,036 Section 8 Vouchers. Of those households that carry vouchers, less than 4% are disabled, more than 50% are single mothers with children, and about 20% are held by minorities. They do not have Shelter+Care, refugee, HOPWA, criminal justice, county or state TBRA, nor HARP vouchers. The community housing authority in Davis County does not prioritize or target certain persons. However, they work with the local homeless coordinating committee that does prioritize and house certain low income and precariously housed persons at risk of becoming homeless using a coordinated assessment tool.

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

The Community Housing Authority does not expect to lose any units within this Plan's time period.

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

The City permits single family, multiple family, manufactured housing, and existing mobile home parks. The City excludes small (6 or less) residential care facilities, group homes, emergency shelters, transitional housing, single room occupancy units, and supportive housing. Based on this information, the City does have limited housing variety. However, the city has substantial affordable housing inventory which minimizes the impacts. The City offers substantial inventories of affordable rental and owner-occupied housing units. In 2010, 42.5% of the City's total housing units were rental units, the largest share in the County. Also, the City has a large number of low to moderate priced housing. In order for the City to offer housing for all life cycles, from affordable starter homes to larger, higher quality homes to retirement homes, the City has very few larger, higher quality homes.

In terms of Section 8 Vouchers and public housing units, there is a limited supply which has created a very long wait, two years for Section 8 Vouchers and one year for public housing units. The City can work with the Community Housing Authority to assist very low and extremely low income renter households and protected class households find housing.

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

The City of Clearfield could target housing to households of protected classes (e.g. minorities are disproportionately renters), focusing on the development and rehabilitation of affordable rental units. The City has a deficit of about 254 affordable housing units for extremely low income households. However, there is a surplus of about 232 affordable units for very low income households and a surplus of about 715 affordable units for low income households.

The supply for accessible affordable housing units falls far short of the demand. There is a need for more accessible housing units and housing for households with special needs that require supportive services.

**Discussion**

The City's zoning allows for a variety of residential densities, from single family land use densities of less than 1 unit per acre to 14 units per acre to multiple family land use densities with 6 units per acre to 50+ units per acre. In Clearfield, 25% of the single family lots are equal to or less than .17 acre.

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

### Introduction

HUD CHAS data was used to analyze the cost of housing in the City of Clearfield. The following information reflects the cost of both owner and renter occupied housing within the City of Clearfield. From 2000 to 2011 there was a 44% increase in median rent (from \$560 to \$808). The median home value also grew substantially, 39% or from \$111,000 to \$153,800. A very large majority of renter households (70%) pay between \$500-\$999 dollars per month.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	111,000	153,800	39%
Median Contract Rent	560	808	44%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	758	16.5%
\$500-999	3,212	69.9%
\$1,000-1,499	574	12.5%
\$1,500-1,999	55	1.2%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>4,599</b>	<b>100.0%</b>

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

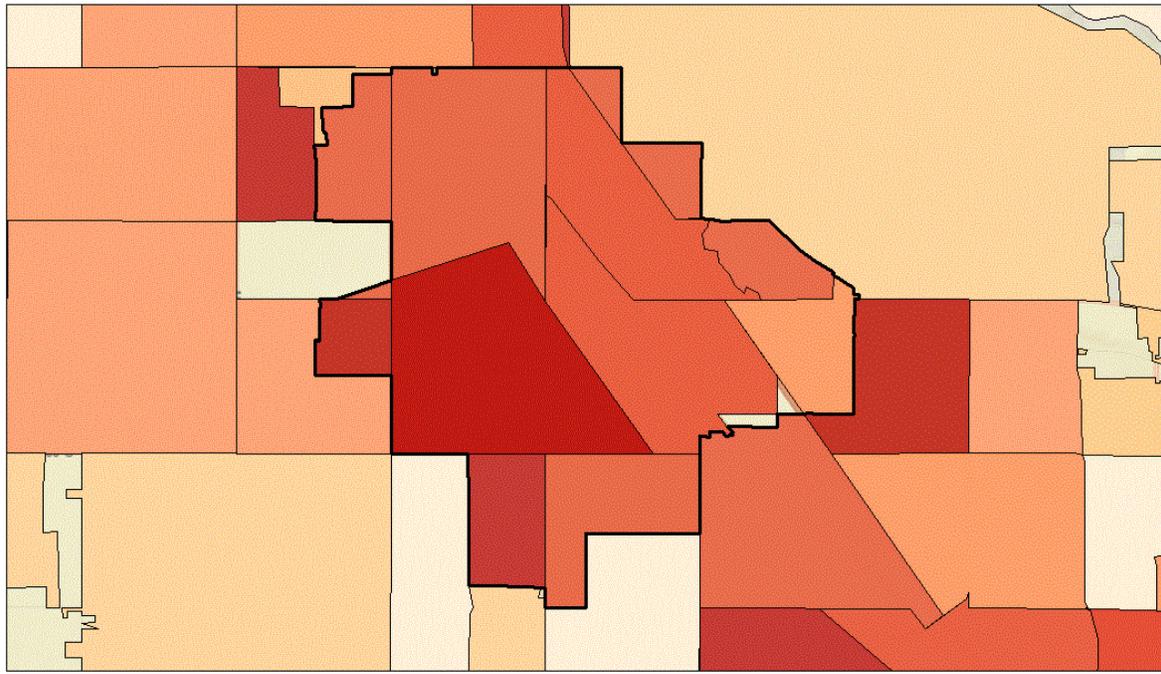
### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	295	No Data
50% HAMFI	1,275	365
80% HAMFI	3,560	1,770
100% HAMFI	No Data	2,620
<b>Total</b>	<b>5,130</b>	<b>4,755</b>

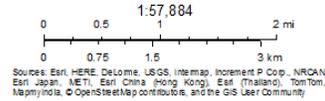
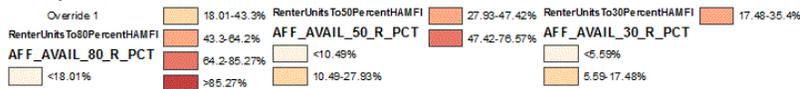
Table 34 – Housing Affordability

Data Source: 2007-2011 CHAS

CPD Maps - % Affordable Renter Units - Consolidated Plan and Continuum of Care Planning Tool

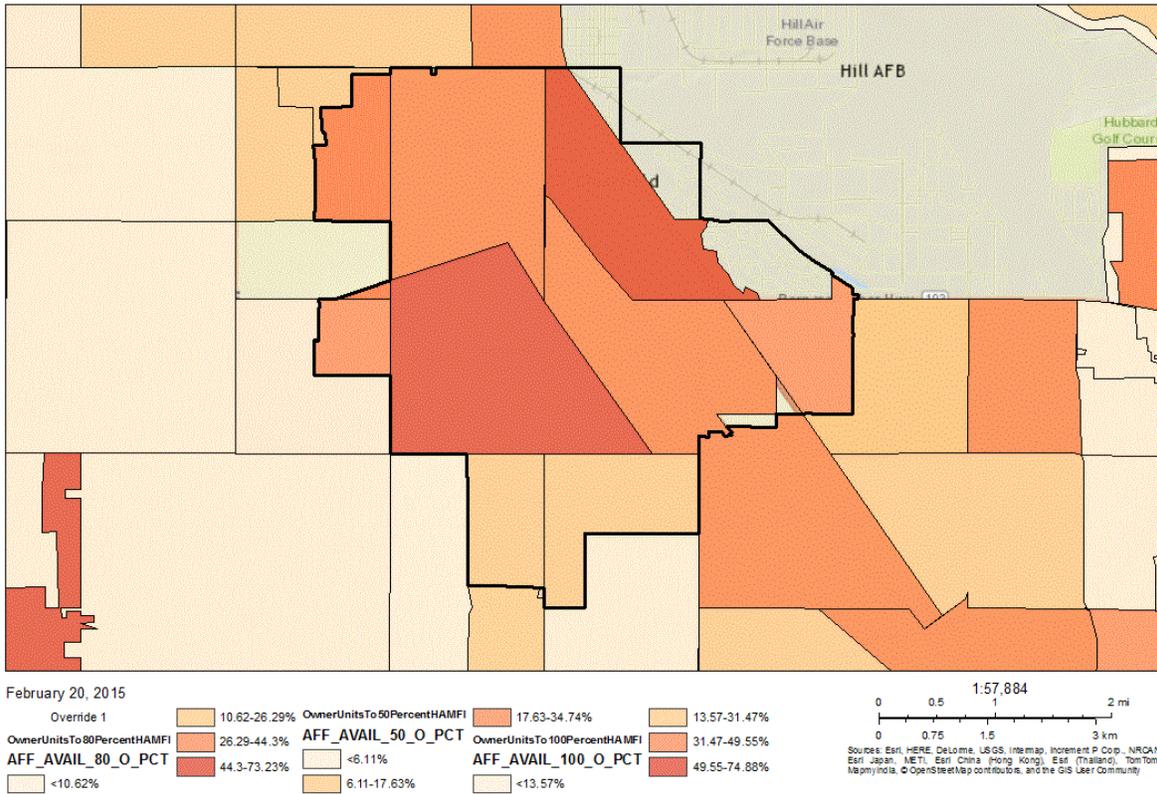


February 20, 2015



CPD Maps - % Affordable Renter Units - Consolidated Plan and Continuum of Care Planning Tool

CPD Maps - % Affordable Owner Units - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - % Affordable Owner Units - Consolidated Plan and Continuum of Care Planning Tool

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	481	589	772	1,089	1,307
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 35 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The City of Clearfield has sufficient affordable housing for very low, low, and moderate income households. However, the City has a limited supply of housing for extremely low income, mentally and physically disabled households. The City also has a limited supply of high quality, high priced housing (value equal or greater than \$300,000). The City should consider offering additional housing for extremely low income households as they currently have a deficit of 254 housing units. The City should also consider offering additional housing for moderate to high income households. This would offer a

more well-rounded mix of housing opportunities for persons no matter their life stage, i.e. single young or elderly adult, young family, large family, or empty nesters.

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

According to the CHAS data, from 2000 to 2011 the median value of a home in the City increase 39% from \$111,000 to \$153,800. This is an annual percentage growth rate of 2.53%. The median contract rent increased 44% from \$560 in 2000 to \$808 in 2011. This is an annual percentage growth rate of 2.79%. Though most of the markets have recovered from the recession that took place in 2008 the number of new building permits has declined. Builders are not building as many homes. In 2013, the City issued 43 building permits, all for single family homes. This is a 39% increase from 2012 when 26 permits were issued. Additionally, the availability of land in the City of Clearfield limits residential development. Most of the new residential development is taking place in the far western portion of Davis County in North Salt Lake, Farmington, Syracuse, and Clinton Cities.

In terms of rental properties, about 43% of the City is made up of renter occupied households. The large majority of renters (70%) pay \$500-999 per month for rent. The next largest group of renters pay less than \$500 (16%) followed closely by renters who pay between \$1,000-1,499 which is 12%.

Based on the average annual increase, the City can expect the market to continue to increase at a rate that will hover around 3% per year. The City does seek to create more moderate to high income housing. This would change the affordability of housing for both owner occupied and rental housing.

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

The fair market rents above are based on the metropolitan area, Ogden-Clearfield MSA. Unfortunately, the City was not able to acquire HOME rents and therefore was not able to compare the two data sets. However, the City has an abundant amount of affordable rental housing and does not foresee dramatic changes in the future production of new units.

### **Discussion**

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

### **Introduction**

American Community Survey data was used to analyze the condition of housing units in the City. Housing conditions refer to units that (1) lack complete plumbing facilities, (2) lack complete kitchen facilities, (3) have more than one person per room, and (4) the cost burden is greater than 30%. Based on this data, within the City of Clearfield 28% of owner occupied units had one condition, 1% had two conditions, 0 had three or more conditions, and 70% had no conditions. Within the renter occupied units, 49% had one condition, 1% had two conditions, 0 had three or more conditions, and 50% had no conditions.

### **Definitions**

HUD defines standard conditions as those units that meet HUD Housing Quality Standards and meet all state and local codes. The following information summarizes state and local codes.

State of Utah: Utah Fit Premises Act - UT Code SS 57-22-1 et seq. This Code requires owners and renters/leasers of a residential rental unit maintain that the unit is in a condition fit for human habitation and in accordance with local ordinances and the rules of the board of health where the unit is located. In this case, the Davis County Health Department enforces the Utah Fit Premises Act. The owner's duties are to maintain and correct common areas, building, and utilities. The owner must take substantial action to fix the following deficiencies within a certain number of days (dependent on the deficiency): unsafe and/or unsanitary housing that has deficient electrical, heating, plumbing, hot and or cold water, air conditioning, appliances or facilities. Also the renter can identify unsafe or unsanitary common areas. Renters are required to comply with the rules of the board of health and maintain the premise.

Davis County: According to the Davis County 2011-2016 Strategic Plan, the County defines "substandard condition but suitable for rehabilitation" as a unit that does not meet the County's written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards are more than \$1,000, but less than 60% of the assess valuation of the unit. A unit is deemed sub-standard, suitable for rehabilitation shall be approved to participate in the rehabilitation program, provided all other eligibility requirements are met.

The City of Clearfield: Good Landlord Incentive Program. This Program provides incentives to landlords that maintain compliance with city ordinances that affect the use, care or maintenance of property, property maintenance regulations, fit premises regulations, property maintenance code, housing codes, health codes, and that the premises are kept free of public nuisances.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,448	28%	2,247	49%
With two selected Conditions	65	1%	56	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,590	70%	2,296	50%
<b>Total</b>	<b>5,103</b>	<b>99%</b>	<b>4,599</b>	<b>100%</b>

Table 36 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,170	23%	964	21%
1980-1999	1,731	34%	1,817	40%
1950-1979	1,947	38%	1,645	36%
Before 1950	255	5%	173	4%
<b>Total</b>	<b>5,103</b>	<b>100%</b>	<b>4,599</b>	<b>101%</b>

Table 37 – Year Unit Built

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,202	43%	1,818	40%
Housing Units build before 1980 with children present	1,160	23%	690	15%

Table 38 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

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

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

## **Need for Owner and Rental Rehabilitation**

According to the Regional Analysis of Impediments, there are several neighborhoods in the City where there are a large number of homes built prior to 1960 and valued at less than \$100,000. It is likely that a majority of these homes are subject to deferred maintenance and deteriorating quality requiring the need for owner and rental rehabilitation. Based on the data from ACS, 5% of owner occupied and 4% of renter occupied units were built before 1950 and 38% owner occupied and 36% renter occupied units were built between 1950-1979. Based on the earlier assumption of deferred maintenance, there are 428 total units built before 1950 that may need rehabilitation. Additionally, there are 3,592 total units built between 1950-1979 that may have deteriorating quality and deferred maintenance. This is very likely the case at least for low to moderate income households who are not able to maintain the costs associated with housing maintenance or who do not communicate with their landlords repairs that may be needed.

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

Many homes built before 1978 contain lead-based paint. When homes deteriorate, particles and dust containing lead are exposed. Lead is a very toxic metal and strong poison that causes a range of health problems such as mental and physical impairments. Young children are most vulnerable to lead based paint. The City was not able to determine the number of housing units that contain lead-based paint for low and moderate income families. However, there are 4,020 housing units built before 1980 that may be at risk of lead hazard problems. Of these, 46% or 1,850 have children present in the home.

## **Discussion**

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

### Introduction

The public and assisted housing analysis is based on consultation and information provided by HUD from the Public Housing Agency Plan submitted to HUD in October 2013.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	85	158	1,036	0	1,036	3	0	666
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 40 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

There are 158 public housing units in the County as a whole, 20 units are located in the City. One of the Davis Community Housing Authority (DCHA) goals is to improve the quality of assisted housing through modernization programs. To this end, they are concentrating efforts on improving the 'curb appeal' at all of their properties.

The City used HUD data from [www.huduser.org/portal/datasets/pis.html](http://www.huduser.org/portal/datasets/pis.html) to identify the public housing developments and average inspection scores. The scores are from inspections conducted from 2001 through September 2009. Scores range from 0 to 100 and is deficit based. Scores are reduced based on each deficiency found.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Davis County-Bountiful	80

**Table 41 - Public Housing Condition**

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

The public housing authority identified the following physical needs for fiscal year 2015-2016: covered parking, water heaters, common hall/lobbies painting, new carport structure, new appliances, bathtub repair/replace, window replacement, bath tile, tub valves and piping, cabinets and counter tops, sliding glass doors, and site concrete and sliding with a total estimated cost of \$313,878.

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

According to the DCHA Public Housing Agency Plan, the DCHA has found that de-concentration is not an issue. They have repaired the camera system at their elderly/disabled projects which provide a sense of security for the residents. They have also updated the emergency preparedness plan and will practice evacuation drills.

**Discussion:**

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

### Introduction

In order to analyze the homeless facilities and services, the City consulted with the local Continuum of Care known as the Balance of State Continuum of Care. As of September 2014, Davis Behavioral Health has 27 enrollments in the supportive housing program: 25 have veteran status, 27 have a disabling condition, 4 have exit housing status. Davis Community Housing Authority has 30 total enrollments. Of the 30 enrolled, 26 are in the Homeless Prevention Program: 9 have veteran status, 26 have a disabling condition, 16 have exit housing status. Of the 30, 4 are in the Rapid Re-Housing Programs: 1 has veteran status, 4 have a disabling condition, 4 have exit housing status. The Family Connection Center has 86 enrollments. Of the 86 enrolled, 42 are in the Rapid Re-Housing program of these 21 have veteran status, 42 have a disabling condition, 32 have exit housing status. Of the 86 enrolled, 44 are in the Davis Transitional Housing Program of these 16 have veteran status, 44 have a disabling condition, 37 have exit housing status.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	31	0	95	48	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	15	0	0	0	0
Veterans	0	0	0	25	0
Unaccompanied Youth	0	0	0	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

MA 30 - Balance of State Continuum of Care

**Data Source Comments:** There are 174 total housing inventory beds.

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

In Utah there are a variety of entities and services available to homeless persons. These start with the State Homeless Coordinating Committee which is chaired by the State's Lieutenant Governor. There are also 12 Local Homeless Coordinating Committees chaired by local elected officials. There are also 3 Continuum of Care entities. Each of these entities work to coordinate services and resources. Some of the resources include the Olene Walker Housing Loan Fund, Home Investment Partnerships, Federal Emergency management Administration's Emergency Food and Shelter Program, the Housing and Urban Development's Community Development Block Grant Program, also the Social Services Block Grant and private funders. The State has coordinated efforts to target the chronically homeless and have been very successful in reducing the number of chronically homeless persons. In Utah there were 1932 chronically homeless persons in 2005. This number has reduced to 539 in 2014.

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

The City does not operate homeless services or facilities, however, the City supports nearby services and facilities. These include the Family Connection Center, Housing Authority, Safe Haven, Safe Harbor, Davis Behavioral Health, and the Road Home.

The Family Connection Center is the primary facility in the County that offers services to homeless families. Most of those served are very low income families. The facility offers crisis childcare, food bank assistance, parenting education, transitional housing, counseling, life skills classes, and other education support, and respite day care.

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

Safe Haven Shelter is operated by the Davis Citizen's Against Violence/Safe Harbor and provides temporary shelter in Kaysville City to women and female-headed households who are victims of domestic violence. The shelter serves hundreds of homeless individuals and families each year.

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

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

The Road Home is located in Salt Lake City and is the State's largest homeless provider. It is a shelter for both men and women and also accommodates families and persons with disabilities.

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

### **Introduction**

Special needs refers to persons that are not homeless but require supportive housing and programs. Special needs populations include the elderly, frail elderly, persons with disabilities, persons with substance abuse, victims of domestic violence, and persons with HIV/AIDS and their families, and public housing residents. The City supports services offered to special needs persons which are described in more detail below.

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

The greatest needs for special needs persons is supportive services. Many programs offer funding that benefit construction and brick and mortar type projects but the funding for the case management and supportive services that are also required is limited.

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

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

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

The City plans to continue to allow for a broad range of housing opportunities that allow persons with special needs to find adequate housing. For those special needs persons that rely on governmental assistance, the City will continue to support the Davis Community Housing Authority, Davis County Mental Health, Davis School District, and Davis Senior Services, and other organizations and entities that support these persons. The City will also continue to coordinate with these providers to ensure the needs of the City's residents are met.

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

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

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

Some negative effects of public policies on affordable housing are listed below:

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units. Zoning ordinances should make allowances for all types of housing, namely senior housing in the City, as well as increase density to make it happen.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities. Therefore, developers should be encourage and educated in order for more homes to be designed with accessibility standards.
- The City's Good Landlord program has pros and cons. The program gives discounts on a required business license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

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

### Introduction

The non-housing community development assessment is based on data from the U.S. Census Bureau, Five Year American Community Survey, the U.S. Housing and Urban Development CHAS data, the region’s Comprehensive Economic Development Strategy, Clearfield City’s Vision 2020, and information received from the Community Needs Assessment survey.

The City of Clearfield has three main strategic planning emphasis areas, economic environment, social environment, and local government. The number one goal within economic environment is economic growth and job creation. To this end, the City seeks to recruit, expand, and retain business; maximize investments and incentives; and maintain community pride and public image. The second goal is to increase family sustaining jobs within the City. To this end, the City will identify opportunities at the Freeport Area and use the development at Falcon Hill as a catalyst for economic development. Thirdly, the City seeks to improve shopping, dining, and entertainment opportunities. To this end, the City will attract and incentivize destination oriented developments and moderate to high income housing and develop a downtown experience. Additionally, the City seeks to support the development and expansion of Legend Hills as a premier office and commercial center. Lastly, the City seeks to develop a high-end self-sustaining mixed use transit oriented development near UTA’s Front Runner Rail stop.

### 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	74	3	1	0	-1
Arts, Entertainment, Accommodations	1,126	556	13	4	-9
Construction	623	704	7	5	-2
Education and Health Care Services	1,372	1,515	16	11	-5
Finance, Insurance, and Real Estate	596	447	7	3	-4
Information	215	109	2	1	-1
Manufacturing	1,335	6,199	15	47	32
Other Services	250	212	3	2	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	810	1,989	9	15	6
Public Administration	0	0	0	0	0
Retail Trade	1,359	516	16	4	-12
Transportation and Warehousing	400	566	5	4	-1
Wholesale Trade	458	455	5	3	-2
Total	8,618	13,271	--	--	--

**Table 43 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	13,773
Civilian Employed Population 16 years and over	12,798
Unemployment Rate	7.08
Unemployment Rate for Ages 16-24	17.10
Unemployment Rate for Ages 25-65	4.65

**Table 44 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,737
Farming, fisheries and forestry occupations	700
Service	1,271
Sales and office	3,268
Construction, extraction, maintenance and repair	1,238
Production, transportation and material moving	1,091

**Table 45 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,616	73%
30-59 Minutes	2,827	21%
60 or More Minutes	808	6%
<b>Total</b>	<b>13,251</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	601	75	383
High school graduate (includes equivalency)	3,361	205	982
Some college or Associate's degree	4,083	301	1,203

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,345	107	504

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	71	109	205	122
9th to 12th grade, no diploma	364	177	180	317	94
High school graduate, GED, or alternative	1,128	1,946	1,010	1,615	547
Some college, no degree	1,199	2,352	912	1,242	444
Associate's degree	158	797	336	427	68
Bachelor's degree	161	1,005	906	542	183
Graduate or professional degree	0	250	241	147	47

**Table 48 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,988
High school graduate (includes equivalency)	25,861
Some college or Associate's degree	27,376
Bachelor's degree	41,610
Graduate or professional degree	66,452

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The largest business sector in terms of jobs in the City of Clearfield is manufacturing. Manufacturing far outpaces the number of job opportunities that the other sectors can offer. The second largest sector is professional, scientific, and management services followed by the third largest sector which is education and health care services.

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

Within the City there are a variety of workforce training opportunities. One of those is the Clearfield Job Corps Center where students receive career technical training in a variety of vocational trades, at no cost, as well as job placement assistance and career counseling. These trades include: advance automotive, business technology, carpentry, computer repair, culinary arts, electrical wiring, facilities maintenance, health, machine shop, material handling, plumbing, tile and brick, and welding. In addition to Job Corps, the community benefits from the Davis Applied Technology College, Weber State University Davis Campus, and a handful of nearby private vocational colleges which include: Vista College-Clearfield, Broadview University-Layton, Eagle Gate College-Layton, Marinello School of Beauty-Layton, and Renaissance School of Therapeutic Massage-Bountiful.

Currently, within the Ogden-Clearfield metropolitan area there is a lack of talent or workforce within the carbon composites and advanced materials cluster. Though there are a variety of nearby educational and vocational institutions there is a lack of workforce. For example, there are currently 900 job openings within this cluster.

In order to ensure a successful business community the City of Clearfield can promote the following activities based on communitywide needs: maintain Sure Site status with EDCUtah; maintain and improve corridors and Viewsheds along the I-15 corridor; attract higher income demographic populations; revitalize and redevelop rundown properties; prioritize infrastructure improvements within the Legend Hills area.

**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 has recently created a Community Development Area (CDA) named the Clearfield Station. The Station seeks to create a station oriented community that integrates housing, transportation, and employment opportunities. The project will include both public and private sector resources and investments. The area includes 126 acres and in the end will have 400,000 square feet of research and development and warehousing and light industrial space. The area will also have 500,000 square feet of office space, a charter school, and 550 housing units. Lastly, 70 acres of the land is owned and operated by the Utah Transit Authority which ties transit into the picture. There is a commuter train station, Clearfield FrontRunner station, within the CDA. The housing units are likely to be both owner occupied and rental unit apartment buildings. The units will likely include a variety of housing types which may include rental, condominium, town home, and twin home units.

The workforce development needs will be within the office, customer service, and retail oriented industries.

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

As of 2014, the employers with the most job openings in the Ogden-Clearfield metropolitan area included: US Air Force (764), Intermountain healthcare (717), Davis hospital and medical center (669), Hospital Corporation of America (490), Selecthealth (428), Weber State University (397), and Utah employer (316). The Internal Revenue Service is also a large employer and had 204 job openings.

In terms of public education, Clearfield City has a high rate, the highest in the County at 10.3%, of students with parents that have limited English proficiency. This affects student performance and achievement. The City has 2 schools with low Utah Comprehensive Accountability System scores. This means these schools' performance was low on state tests, student growth potential, and promotion of equity for low performing students, graduation incentives, and college readiness. However, the City also has 1 school that scored within the top 25%.

In terms of skills and educational requirements, most employers are seeking persons with either specialized skills such as those needed for the carbon composites and manufacturing clusters or persons with some college education.

**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.**

The following efforts may support the Consolidated Plan through continued cooperation and strategic planning. This allows for multiple state and federal agencies to remain aware and involved of activities that cross jurisdictional boundaries or programs.

The City of Clearfield supports those initiatives currently underway or led by economic development professionals such as Chambers of Commerce. Some of these strategies include supporting: state legislation that improves funding for education at all levels, continued and expanded North Front Business Alliance and Business Resource Center funding for the Davis Applied Technology College, stabilization of the Custom Fit and USTAR Northern Utah Technology Outreach, the APPLE Initiative to fund education, and involvement in the Prosperity 2020 movement.

**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 / Wasatch Front Economic Development District creates the region's Comprehensive Economic Development Strategy for the region which includes Clearfield City. The City participates in the development of the CEDS. The City has worked with the WFEDD to ensure that relevant projects are included in the CEDS.

### **Discussion**

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

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

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

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

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

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

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines the following priority needs. These needs are based on the information from the needs assessment and market analysis.

Priority Needs:

Job Creation and Retention - High

Public Improvements - High

Homeless Prevention - Low

Housing Rehabilitation - High

Case Management and Supportive Services - Low

Public Services - Low

Affordable Housing for Extremely and Very Low Income – High

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

### **Geographic Area**

**Table 50 - Geographic Priority Areas**

#### **General Allocation Priorities**

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

The City of Clearfield is the lead agency responsible for administering the CDBG program within the City. The City sends notices of funding availability to area entities and agencies that are eligible to apply for funding. All of the funding requests are submitted to the City's Community Development Department who then gives the requests to the CDBG Steering Committee. The Steering Committee is made up of the Mayor, City Manager, Assistance City Manager, Development Services Manager, and CDBG Coordinator. The Steering Committee has authority to review projects and make recommendations that determine who will receive funds and at what amount.

The City appropriates its full 15% funding cap to public service entities. The City seeks to reach as many City residents as possible through the public service agencies. The City continually updates its application process to allow for a broad range of social services that benefit the City's low to moderate income residents.

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

### Priority Needs

Table 51 – Priority Needs Summary

1	<b>Priority Need Name</b>	Job Creation and Retention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Economic Vitality - Job Creation and Retention Economic Vitality - the Job Center
	<b>Description</b>	The City would like to create more living wage jobs and retain the workforce in an effort to promote people out of poverty.
	<b>Basis for Relative Priority</b>	This need is based on data from the community needs survey and the City's Strategic Plan.
2	<b>Priority Need Name</b>	Homeless Prevention
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Individuals Families with Children veterans Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Retention Public Services

	<b>Description</b>	Residents within Davis County are eligible to receive homeless prevention program benefits from local service providers, however, Clearfield City residents are excluded from this benefit. The City would benefit from a homeless prevention program similar to the one operated by the Community Housing Authority.
	<b>Basis for Relative Priority</b>	Based on the needs assessment, City residents do not currently have a program to prevent homelessness. The program could provide emergency rental assistance to households that need one-time financial assistance.
<b>3</b>	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Infrastructure
	<b>Description</b>	Based on the community needs assessment survey the greatest public improvement need is access to transit. This could include connecting, rehabilitating, and creating more sidewalks, trails, pedestrian crossing, and wayfinding to and from bust stops and transit stops.
	<b>Basis for Relative Priority</b>	Community needs survey results determined that access to transit was the greatest public improvement need.
<b>4</b>	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	All extremely low income and many persons within HUD defined protected class households have severe housing problems.

	<b>Basis for Relative Priority</b>	Based on the needs assessment, much of the City's housing stock is older and in need of repair.
5	<b>Priority Need Name</b>	Case Management and Supportive Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Retention Public Services
	<b>Description</b>	Case management and supportive services are imperative to homeless persons, persons at risk of becoming homeless, and persons living with incomes less than the area median income.
	<b>Basis for Relative Priority</b>	Many households nearing termination of housing assistance, who receive rapid re-housing assistance, even those who are living paycheck to paycheck need assistance and to be educated on how to effectively create and live within a budget. Additionally, households need to be educated on how to maintain a clean and healthy home and how to find and access resources.
6	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The greatest need within the public services category are health services and youth services.

	<b>Basis for Relative Priority</b>	Based on the community needs survey, both health services and youth services received the highest score within the public service category.
7	<b>Priority Need Name</b>	Affordable Housing - Extremely and Very Low Income
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Based on the needs assessment, the City of Clearfield has identified housing for extremely low income households as a priority need. The households with the greatest need are single mentally and physically disabled persons with extremely low incomes.
	<b>Basis for Relative Priority</b>	Based on results from the needs assessment.

**Narrative (Optional)**

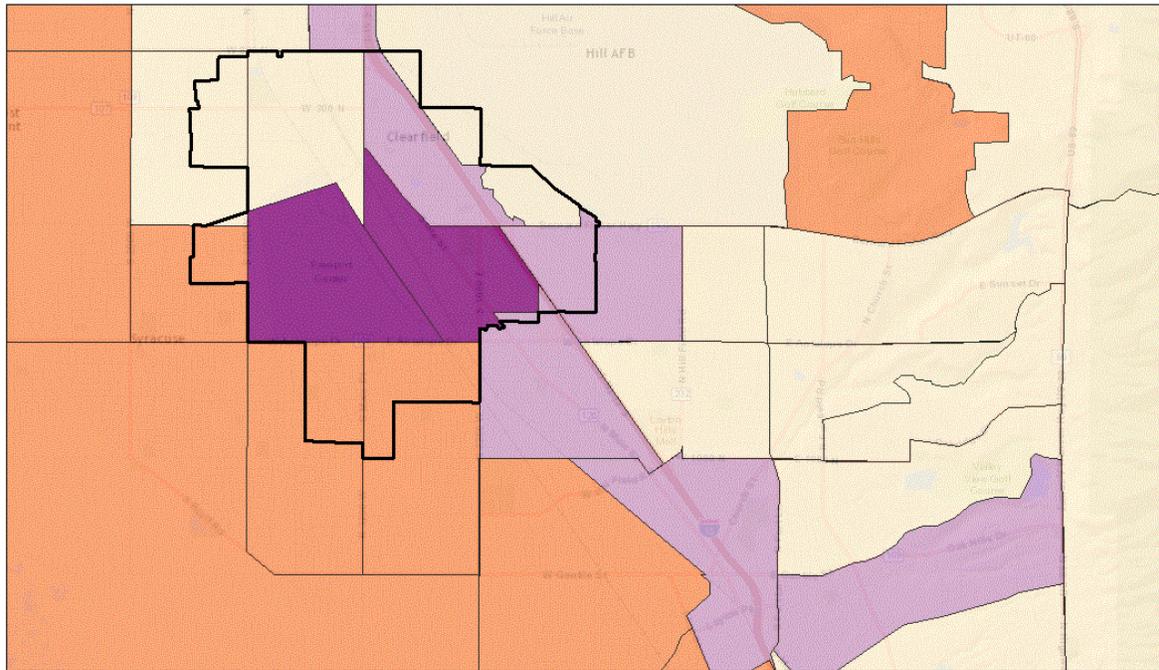
**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Characteristics of the housing market that substantiate TBRA include: long waiting lists for existing public and subsidized housing; allow for de-segregation or de-concentration of some lower income households.
TBRA for Non-Homeless Special Needs	Characteristics of the housing market that substantiate the non-homeless special needs TBRA include: long waiting lists for existing services and units; local service providers are overburdened at the large number of persons on the waiting list as well as those that need supportive services.
New Unit Production	Characteristics of the housing market that substantiate the new unit production include: the age of existing housing stock, i.e. a large number of older homes; lack of housing mix for all incomes, i.e. there is a need for more middle to higher income housing opportunities.
Rehabilitation	Characteristics of the housing market that substantiate housing rehabilitation include: the age of existing housing stock; increase curb appeal.
Acquisition, including preservation	Characteristics of the housing market that substantiate acquisition, including preservation include: construction of units in and around the Clearfield TOD.

**Table 52 – Influence of Market Conditions**

PD Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



February 21, 2015



1:76,832  
 0 0.5 1 2 4 km  
 0 0.5 1 2 mi  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool

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

**Introduction**

The following anticipated resources from the CDBG program will be available during the 2015-2019 period covered by the Consolidated Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	213,281	0	0	213,281	210,000	It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive about \$210,000 per year.

Table 53 - 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**

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

**Discussion**

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CLEARFIELD	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COMMUNITY HOUSING AUTHORITY	PHA	Homelessness Ownership Public Housing Rental	Region
SAFE HARBOR	Non-profit organizations	Homelessness	Region
FAMILY CONNECTION CENTER	Non-profit organizations	Homelessness	

Table 54 - Institutional Delivery Structure

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

The City of Clearfield has worked hard over the years to proactively identify strengths and gaps in order to fill them. To this end, the City has created and managed a budget that reflects longer term needs. The City has been recognized with the Distinguished Budget Presentation Award from the Government Finance Officers Association. Unfortunately, like with most public sector entities, the needs surpass the service resulting in ongoing needs and gaps. The City will continue to identify future resources and partnerships that can play a role in bettering and enriching the lives of the City's 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		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	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		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 55 - 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)**

There are a few providers within Davis County that offer services to homeless persons and persons with HIV/AIDS. However, the City does not offer these services directly. More detailed information can be found in the Needs Assessment section of this Plan.

**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 City does not benefit from the homeless prevention program offered by the Community Housing Authority unless the City funds the Authority directly.

**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**

The City could implement a similar program and/or continue to support the Community Housing Authority.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Vitality - Job Creation and Retention	2015	2019	Offer more opportunities, through job training and accessibility, in order to sustain residents		Job Creation and Retention		Facade treatment/business building rehabilitation: 0 Business  Jobs created/retained: 0 Jobs  Businesses assisted: 0 Businesses Assisted  Buildings Demolished: 0 Buildings
2	Economic Vitality - the Job Center	2015	2019	Economic Development		Job Creation and Retention		Facade treatment/business building rehabilitation: 0 Business  Jobs created/retained: 0 Jobs  Businesses assisted: 0 Businesses Assisted  Buildings Demolished: 0 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Opportunity	2015	2019	Housing opportunities for persons/families of all life stages				Rental units constructed: 0 Household Housing Unit  Rental units rehabilitated: 0 Household Housing Unit  Homeowner Housing Added: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit
4	Housing Rehabilitation	2015	2019	Housing rehabilitation		Housing Rehabilitation		Rental units rehabilitated: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Retention	2015	2019	Public Housing Non-Homeless Special Needs		Homeless Prevention Case Management and Supportive Services		Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Homelessness Prevention: 0 Persons Assisted
6	Infrastructure	2015	2019	Non-Housing Community Development		Public Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing - Extremely and Very Low Income Homeless Prevention Case Management and Supportive Services Public Services		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted  Homeless Person Overnight Shelter: 0 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

Consolidated Plan

CLEARFIELD

**Table 56 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Economic Vitality - Job Creation and Retention
	<b>Goal Description</b>	The City seeks to increase the availability of living wage or family sustaining jobs through business recruitment, expansion, and retention.
<b>2</b>	<b>Goal Name</b>	Economic Vitality - the Job Center
	<b>Goal Description</b>	Increase the viability of the Clearfield TOD, Legend Hills, Freeport Center, and Hill Air Force Base as these are the region's catalysts for economic development.
<b>3</b>	<b>Goal Name</b>	Housing Opportunity
	<b>Goal Description</b>	The City has a surplus of housing units that are affordable to the majority of the population including low to moderate income households. However, the City does not have adequate housing for middle to higher income households. The City seeks to zone for and incentivize higher quality housing.
<b>4</b>	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	The City seeks to rehabilitate the older housing units that are in need of repair due to housing problems, severe housing problems, and to promote curb appeal.
<b>5</b>	<b>Goal Name</b>	Housing Retention
	<b>Goal Description</b>	Support providers so that they can meet the demanding need to offer case management and supportive services to single, extremely low, and very low income persons.
<b>6</b>	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	The City is continually in need of updating its infrastructure which includes streets, sidewalks, tails, curb, gutter, water and sewer lines.

7	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will continue to support the public services providers that provide a range of benefits to City residents.

**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)**

TBD

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

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

Not applicable.

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

The City's strategy will be to promote existing public housing programs. There are two public housing units in the City. Both are in good condition and remain occupied. The units are administered by the Davis Community Housing Authority. The PHA has an advisory board that consists of the residents from all of the public housing complexes. That way the residents are involved and part of the decision making process. The board reviews annual plans and provides input on revitalization, restoration, management, and operation needs.

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

No

### **Plan to remove the 'troubled' designation**

Not applicable.

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

### **Barriers to Affordable Housing**

Some negative effects of public policies on affordable housing are listed below:

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units. Zoning ordinances should make allowances for all types of housing, namely senior housing in the City, as well as increase density to make it happen.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities. Therefore, developers should be encourage and educated in order for more homes to be designed with accessibility standards.
- The City's Good Landlord program has pros and cons. The program gives discounts on a required business license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

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

One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Plan provides a detailed analysis of the City's housing inventory, affordability, and need. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes. Another possible barrier is the somewhat limited variety of housing due to the City's housing ordinances. This is not a significant barrier but one strategy could be to allow for a broader variety of housing. This means the City would need to revise their ordinance and allow other housing types such as residential care facilities (6 or fewer), second or accessory units, and single room occupancy units. Incentive zoning is another tool that the City can use to stimulate affordable housing. This type of zoning incentivizes smart growth land use patterns by combining incentives for affordable housing with incentives for building higher density housing near public transit and preserved open space.

Looking forward, the City wants to allow for more housing opportunity for all life cycles. To this end, the City is incentivizing housing for moderate to higher income households in order to offer a more balanced housing supply. The City will need to continue to plan for and consider their lower income residents. One tool to ensure affordable housing remains in the future is to ensure a percentage of new development is designated as such. This can take place through Redevelopment Agency Urban Renewal

Areas (URA). The purpose of a URA is to remove blight and set aside a portion of their tax increment financing for affordable housing. Lastly, coordinated planning efforts and projects with nearby jurisdictions can help remove some of the affordable housing burden.

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

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

The City of Clearfield's strategy is to reach out to the region's Continuum of Care, the Balance of State Continuum of Care, to ensure continued participation in efforts that identify and assess the needs of homeless persons living in the City.

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

The data suggests that the majority of homelessness in the City is the result of domestic violence. One of the City's strategies will be to work with the region's Continuum of Care, the Balance of State Continuum of Care, to identify future strategies that can be used to address the emergency shelter and transitional housing needs of homeless persons living in the City, namely fleeing domestic violence situations. The City will also support Davis Behavioral Health, Davis Citizen's Coalition Against Domestic Violence, Davis Community Housing Authority, and the Family Connection Center as these organizations offer emergency shelter and transitional housing opportunities for homeless persons.

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

The City of Clearfield's strategy will be to work with the region's Continuum of Care, the Balance of State Continuum of Care, to identify future strategies that can be used to address the emergency shelter and transitional housing needs of homeless persons living in the City. The City will continue to support the following organizations in an effort to address the emergency shelter and transitional housing needs of homeless persons: Davis Behavioral Health, Davis Citizen's Coalition Against Domestic Violence, Davis Community Housing Authority, and the Family Connection Center. The City also supports the State's effort to end chronic homelessness and will participate in the County's Local Homeless Coordinating Committee.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City's strategy will be to work with and support the Community Housing Authority's homeless prevention programs and Family Connection Centers' programs that help low income persons and families avoid becoming homeless. The City will also provide information on the services offered by the Housing Authority and Family Connection Center.

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

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

Though there are a number of homes that were built before 1978 that may contain lead-based paint they are not reported to the Davis County Health Department. The City works with the Davis County Health Department as they are the legal entity responsible for lead-based paint remediation efforts. However, the City and the Health Department continue to provide information to residents on the dangers and remediation actions that can be taken to reduce or mitigate the threat of lead-based paint. The Department no longer performs lead-based paint evaluations. The City will continue to disseminate information related to lead-based paint to its residents.

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

Lead-based paint hazards in the City are almost non-existent as the householders are not reporting the hazards to the Health Department.

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

One strategy will be to add a lead-based paint policy or procedure to the City's housing plan.

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

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

In order to reduce the number of poverty-level families, the City of Clearfield actively promotes economic development that creates and retains living wage jobs. To accomplish this, the City coordinates directly with its corporate citizens, property owners, brokers, EDCUtah, the Governor's Office of Economic Development, Davis County Economic Development, the Utah Division of Workforce Services, NorthFront Business Resource Center, Clearfield Job Corps, and other agencies. Clearfield City has long been a regional employment center, with a strong manufacturing and defense contracting sector. The City will continue to build on that strength by helping those businesses to expand. Moreover, the development of Clearfield Station will provide about 450,000 square feet of flex-business space and nearly 500,000 square feet of traditional office space, creating nearly 1,000 new jobs over the next several years.

East Clearfield is also an important employment area, with the Legend Hills office complex and a large 125,000 square foot Exeter Finance / AAA building. Businesses in this area employ well-paid professionals (several defense contractors, and a couple of call centers) and the City expects the area to continue to grow.

The City itself does not provide training opportunities but there are a variety of agencies within the City that do. The City defers to those that specialize in those programs.

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

The City's poverty reduction plan coordinates with this plan by linking and coordinating departments, organizations, citizens, and resources. All of the City's departments work closely together to ensure communitywide needs and strategies are identified, coordinated, and met. There is strong coordination of program resources, strategies, and policies. For example, this Plan has identified job growth and the creation of living wage jobs as one of the City's priority needs. The City's Mayor, Council, Administration Services Department, and Economic Development Department are all aligned on this effort.

## **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 CDBG program is administered within the Community Development Department. This allows for a more comprehensive review and oversight of the program. Additionally, this ensures that projects funded with CDBG funds are implemented in conjunction with other comprehensive planning activities. The City's community development staff work under the direction of the Community Development Director who works directly under the Assistant City Manager, the City Manager, then the Mayor and Council. The City works with a HUD representative out of the Denver Regional office who audits the City and its CDBG program. City staff work directly with CDBG grant recipients to ensure the recipients are aware of all of the program's policies and regulations. The City requires that recipient creates a scope of work that outlines the project's accomplishments. This is then included in a signed agreement with the City. The agreement allows the City to conduct site inspections, review financial records and other records, and determine matters of compliance and environmental regulations. The City also conducts internal monitoring control checks as part of the annual budget and annual independent audit.

## Expected Resources

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

#### Introduction

The following anticipated resources from the CDBG program will be available during the 2015-2019 period covered by the Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	213,281	0	0	213,281	210,000	It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive about \$210,000 per year.

Table 57 - 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**

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Public Services	CDBG: \$8,000	Public service activities other than Low/Moderate Income Housing Benefit: 5380 Persons Assisted Homelessness Prevention: 100 Persons Assisted
2	Infrastructure	2015	2019	Non-Housing Community Development		Public Improvements	CDBG: \$161,289	

**Table 58 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City's 2015 goal is to fund the following service providers in order to prevent homelessness, reduce poverty, stabilize families, provide essential case management and self-sufficiency support, child abuse prevention and awareness, and educational support and life skills classes.

<b>2</b>	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	350 West Infrastructure Project

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following projects will be funded in 2015:

Family Connection Center - food services to at-risk low income persons and families

Davis Community Learning Center - administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes

Safe Harbor - case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies

CDBG Administration – Administration of the CDBG program by City staff.

350 West Infrastructure - street, sidewalk, curb, gutter, water, sewer lines

### Projects

#	Project Name

Table 59 – Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

**AP-50 Geographic Distribution – 91.220(f)**

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

The City did not identify a geographic target area as a basis for funding allocation priorities.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 60 - 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.

**Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Clearfield plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services. However, this program is not reflected below as the services will not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Clearfield does not have action items planned in 2015 to address public housing needs.

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City plans to work closely with and collaborate with the region's Local Homeless Coordinating Council and Continuum of Care in the years covered by this Plan.

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

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

The homeless person Point in Time Count was completed in January 2015 but the results from the count were not available at the time this Plan was submitted. Over the next year, City staff will connect and coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.

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

Victims of domestic violence are the primary type of person in need of an emergency shelter and transitional housing needs. To this end, the City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.

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

The City of Clearfield will work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2015 funding toward this activity.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly**

**funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with these organizations, the City does not plan to allocate 2015 funding toward this activity.

### **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The following barriers have been identified via conversation with the local public housing authority as well as based on data from the Regional Analysis of Impediments to Fair Housing Choice - Davis County as well as the City's former consolidated plan.

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

One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Moderate Income Housing Plan provides a detailed analysis of the City's housing inventory, affordability, and need. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes. Another possible barrier is the somewhat limited variety of housing due to the City's housing ordinances. This is not a significant barrier but one strategy could be to allow for a more broader variety of housing. This means the City would need to revise their ordinance and allow other housing types such as residential care facilities (6 or fewer), second or accessory units, and single room occupancy units. Incentive zoning is another tool that the City can use to stimulate affordable housing. This type of zoning incentivizes smart growth land use patterns by combining incentives for affordable housing with incentives for building higher density housing near public transit and preserved open space.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City plans to undertake the following activities in order to carry out the strategies outlined in this 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
- Continue investing in the improvement and rehabilitation of older housing stock, namely renter occupied households
- Work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles
- Reach out to the County Health Department to identify a one-year lead-based paint strategy that could be implemented in 2016
- Fund the Family Connection Center which will allow the Center to provide emergency food and case management to at-risk and low income families.
- 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
- Reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, the Family Connection Center, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources

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

The City of Clearfield is updating its Analysis of Impediments at the time this Plan was completed. In 2015, the City will 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. 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.

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

The City will continue investing in the improvement and rehabilitation of older housing stock, namely renter occupied households. The City will also work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.

### **Actions planned to reduce lead-based paint hazards**

The City will reach out to the County Health Department to identify a one-year strategy that could be

implemented in 2016.

### **Actions planned to reduce the number of poverty-level families**

The City will fund the Family Connection Center 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 does not have a plan to develop the institutional structure in 2015.

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

#### **Discussion:**

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

**Introduction:**

The City of Clearfield plans to do the following actions in 2015:

The City plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services. However, this program is not reflected below as the services will not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.

The City staff will connect and coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.

The City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.

The City of Clearfield will work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2015 funding toward this activity.

The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with these organizations, the City does not plan to allocate 2015 funding toward this activity.

One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes.

**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.	0.00%

**Discussion:**

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Locust Street
	<b>List the name of the organization or individual who originated the data set.</b> City
	<b>Provide a brief summary of the data set.</b> Survey was conducted by the City.
	<b>What was the purpose for developing this data set?</b> 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> April 2013
	<b>Briefly describe the methodology for the data collection.</b> 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> 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> 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
	<b>2</b>
<b>Data Source Name</b> MA 30 - Balance of State Continuum of Care	
<b>List the name of the organization or individual who originated the data set.</b> Balance of State Continuum of Care	
<b>Provide a brief summary of the data set.</b> Data was based on consultation efforts.	
<b>What was the purpose for developing this data set?</b> 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> 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> January 2014
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete

## PROCLAMATION

WHEREAS, DeMolay is a character-building organization of young men from ages 12-21; and

WHEREAS, these young men are seeking to prepare themselves to become better citizens and leaders for tomorrow; and

WHEREAS, DeMolay helps develop those traits of character which have strengthened good men in all ages; and

WHEREAS, the organization has carried out the aforementioned goals for over eighty years through programs of athletic competition, social activity, civic services and charitable projects; and

NOW, THEREFORE, I, Mark R. Shepherd, Mayor of Clearfield City do hereby proclaim the month of March 2015, as DeMolay month in Clearfield City and call upon the citizens of Clearfield to express appreciation to the young men of DeMolay for their civic and charitable contributions to the community.

Dated the 24<sup>th</sup> day of March, 2015.

CLEARFIELD CITY CORPORATION

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Mark R. Shepherd, Mayor

ATTEST:

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Nancy R. Dean, City Recorder

# VIETNAM VETERANS DAY

**WHEREAS**, Clearfield City joins the State of Utah and the Nation in reflecting with solemn reverence upon the valor of those who served in the Vietnam War. We pay tribute to the more than 27,000 Utah service men and women who were among the three million young Americans that left their families to serve bravely, in a world far away from everything they knew and loved; and

**WHEREAS**, throughout Vietnam, our soldiers pushed through jungles and rice paddies, heat and monsoons, fighting heroically to protect the freedoms we hold dear as Americans. For more than a decade of combat, over air, land and sea, these proud American heroes upheld the highest traditions of our Armed Forces; and

**WHEREAS**, we draw inspiration from the heroes who sacrificed their lives, suffered unspeakably as prisoners of war, who were wounded and suffered the effects of Agent Orange, and those who have suffered from Post-Traumatic Stress Disorder. We recognize the tremendous sacrifice of the many that still carry scars of war, seen and unseen. With more than 1,600 of our American heroes still among the missing, we remember the 14 Utahns who have not yet been found; and

**WHEREAS**, this war marks a significant chapter in our Nation's history that must never be forgotten. Innumerable sacrifices have been and continue to be made to maintain the liberties that we enjoy. We honor our Vietnam veterans, our fallen, our wounded, those unaccounted for, our former prisoners of war, their families and all those who served with honor and integrity; and

**WHEREAS**, while no words can ever fully describe their service, nor any honor truly befit their sacrifice, let us remember that it is never too late to pay tribute to the men and women who answered the duty with courage and valor.

**NOW, THEREFORE, BE IT RESOLVED** that I, Mark R. Shepherd, Mayor of Clearfield City, and the Clearfield City Council do hereby proclaim from this date forward March 29, as "**Vietnam Veterans Day**" in Clearfield City. We join with local, state and federal agencies across the country to commemorate the Vietnam War and express thanks to a generation of proud Americans who saw our country through one of the most challenging missions we have ever faced. We encourage our community to participate in events, ceremonies and activities that honor the countless and heroic efforts of our Armed Forces.

In Witness Whereof; I have caused the Seal of the City of Clearfield, Utah, to be affixed on this 24<sup>th</sup> day of March 2015.

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Mark R. Shepherd, Mayor of Clearfield

**CLEARFIELD CITY CORPORATION**  
**ONE-YEAR ACTION PLAN AMENDMENTS FOR**  
**PROGRAM YEAR JULY 1, 2013 – JUNE 30, 2014**  
**PROGRAM YEAR JULY 1, 2014 - JUNE 30, 2015**

Clearfield City requests to amend the above mentioned One Year Action Plans to include the following:

**Originally reported:**

Clearfield City's 2013-2014 and 2014-2015 Action Plans originally reported:

2013-2014 Projects	Allocated	Spent	Balance
Davis Community Learning Center	\$10,646	\$6,899.17	\$3,746.83
CDBG Administration	\$20,000	\$18,466.36	\$1,533.64
2014-2015 Projects			
Clearfield Youth Resource Center	\$10,547	\$0	\$10,547.00
<b>TOTAL</b>			<b>\$15,827.47</b>

**Proposed Project:**

Clearfield City is requesting to reprogram the above-mentioned funds into the following project:

400 West Infrastructure Project: \$15,827.47

The 2014-2015 One Year Action Plan currently has \$154,355.00 allocated to the 400 West Infrastructure Project. Adding the additional \$15,827.47 will put the project total at **\$170,182.47**

16 March 2015

Clearfield City  
55 South State Street  
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council  
Proj: **400 West Street CDBG Improvement Project**  
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mark Shepherd and Council Members,

The “Bid Opening” for the above referenced project was conducted Thursday, March 12, 2015. The lowest responsible bidder is Kapp Construction & Development Co. Inc., of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Kapp Construction & Development Co. Inc.’s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Kapp Construction & Development Co. Inc.’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$497,517.25 to Kapp Construction & Development Co. Inc.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,  
**CEC, Civil Engineering Consultants, PLLC.**



R. Todd Freeman, P.E.  
*City Engineer*

cc: Scott Hodge – Clearfield City Public Works Director  
Kim Dabb – Clearfield City Operations Manager

BID RESULTS

**400 West Street CDBG  
Improvement Project**

OWNER: CLEARFIELD CITY  
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: 12<sup>th</sup> March 2015  
TIME: 2:30 P.M.

BID LOCATION: Clearfield City Offices  
55 South State Street; 3<sup>rd</sup> Floor  
Clearfield, Utah 84015

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
Kapp Construction	n/a	5%	\$497,517.25
SkyView Excavation & Grading Inc.	n/a	5%	\$520,905.00 *
Post Asphalt Paving & Construction	n/a	5%	\$526,068.75
Leon Poulsen Const. Co. Inc.	n/a	5%	\$556,207.00
Mecham Brothers Inc.	n/a	5%	\$583,345.25

\* Contractor provided a total bid amount but not a bid proposal, therefore the contractor is considered non-responsive.

**BID PROPOSAL TABULATION**

**400 West Street CDBG Improvement Project**

**BID DATE: 12th March 2015**

**OWNER: CLEARFIELD CITY**

**PUBLIC WORKS DIRECTOR: SCOTT HODGE**

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050		Post Construction 1762 W 1350 S Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
<b>Schedule A: Roadway and Concrete Improvements</b>									
A1.	Mobilization and traffic control.	1	ls.	\$37,950.00	\$37,950.00		\$0.00	\$20,000.00	\$20,000.00
A2.	Remove concrete sidewalk/driveway/approach/flatwork.	7,800	sf.	\$1.00	\$7,800.00		\$0.00	\$2.25	\$17,550.00
A3.	Remove curb and gutter.	1,650	lf.	\$6.25	\$10,312.50		\$0.00	\$7.50	\$12,375.00
A4.	Remove waterway (approximately 320 sf).	1	ls.	\$555.00	\$555.00		\$0.00	\$1,000.00	\$1,000.00
A5.	Removal and disposal of existing roadbase and asphalt roadway materials.	4,000	sy.	\$8.60	\$34,400.00		\$0.00	\$5.40	\$21,600.00
A6.	Install handicap ramp (yellow in color).	4	ea.	\$1,070.00	\$4,280.00		\$0.00	\$1,150.00	\$4,600.00
A7.	Construct 4" wide concrete curb wall.	40	lf.	\$27.30	\$1,092.00		\$0.00	\$20.50	\$820.00
A8.	Install concrete curb and gutter.	1,650	lf.	\$14.50	\$23,925.00		\$0.00	\$19.00	\$31,350.00
A9.	Install 4-inch thick concrete sidewalk and flatwork.	5,350	sf.	\$5.80	\$31,030.00		\$0.00	\$4.00	\$21,400.00
A10.	Install 6-inch thick concrete sidewalk and flatwork.	2,900	sf.	\$6.90	\$20,010.00		\$0.00	\$4.25	\$12,325.00
A11.	Furnish and install Mirafi HP 370 fabric (approximately 3,400 sy).	1	ls.	\$7,600.00	\$7,600.00		\$0.00	\$7,300.00	\$7,300.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050		Post Construction 1762 W 1350 S Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A12.	Furnish and install untreated roadbase materials – 8” thick.	2,100	ton	\$16.40	\$34,440.00		\$0.00	\$25.00	\$52,500.00
A13.	Furnish and install bituminous asphalt paving materials – 3” thick.	780	ton	\$64.85	\$50,583.00		\$0.00	\$70.00	\$54,600.00
A14.	Restore landscaping public/private improvements.	1	ls.	\$15,570.00	\$15,570.00		\$0.00	\$8,500.00	\$8,500.00
A15.	Remove existing trees and grind roots at 2233 South.	2	ea.	\$295.00	\$590.00		\$0.00	\$250.00	\$500.00
A16.	Remove existing trees and grind roots at 2236 South.	1	ea.	\$295.00	\$295.00		\$0.00	\$300.00	\$300.00
A17.	Remove existing trees and grind roots at 2242 South.	2	ea.	\$295.00	\$590.00		\$0.00	\$250.00	\$500.00
A18.	Remove existing trees and grind roots at 2264 South.	2	ea.	\$295.00	\$590.00		\$0.00	\$250.00	\$500.00
A19.	Remove existing trees and grind roots at 2269 South.	1	ea.	\$295.00	\$295.00		\$0.00	\$300.00	\$300.00
A20.	Remove existing trees and grind roots at 2270 South.	2	ea.	\$295.00	\$590.00		\$0.00	\$250.00	\$500.00
A21.	Remove existing trees and grind roots at 2288 South.	2	ea.	\$295.00	\$590.00		\$0.00	\$250.00	\$500.00
A22.	Remove existing trees and grind roots at 2289 South.	1	ea.	\$295.00	\$295.00		\$0.00	\$300.00	\$300.00
A23.	Adjust manhole ring and cover to finish grade.	6	ea.	\$375.00	\$2,250.00		\$0.00	\$375.00	\$2,250.00
A24.	Adjust valve box ring and cover to finish grade.	7	ea.	\$275.00	\$1,925.00		\$0.00	\$350.00	\$2,450.00
<b>Subtotal Schedule A:</b>						<b>\$287,557.50</b>		<b>\$0.00</b>	<b>\$274,020.00</b>
<b>Schedule B: Sanitary Sewer Improvements</b>									
B1.	Removal of sanitary sewer manhole.	2	ea.	\$447.00	\$894.00		\$0.00	\$575.00	\$1,150.00
B2.	Furnish and install 4-foot diameter sanitary sewer manhole.	2	ea.	\$1,736.00	\$3,472.00		\$0.00	\$2,800.00	\$5,600.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050		Post Construction 1762 W 1350 S Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B3.	Reconnect 4-inch sewer service lateral.	20	ea.	\$557.00	\$11,140.00		\$0.00	\$420.00	\$8,400.00
B4.	Furnish and install 4-inch pvc sanitary sewer lateral pipe (ASTM 3034, SDR 35).	120	lf.	\$24.80	\$2,976.00		\$0.00	\$28.00	\$3,360.00
B5.	Furnish and install 8-inch pvc sanitary sewer pipe (ASTM 3034, SDR 35).	690	lf.	\$63.45	\$43,780.50		\$0.00	\$40.00	\$27,600.00
B6.	Connect to the existing sanitary sewer manhole at Sta. - 0+9,72 LT 9.85'.	1	ls.	\$2,272.00	\$2,272.00		\$0.00	\$580.00	\$580.00
B7.	Furnish 1" diameter clean gravel pipe bedding material.	400	ton	\$15.60	\$6,240.00		\$0.00	\$21.00	\$8,400.00
B8.	Furnish clean import material for trench backfill.	1,650	ton	\$9.45	\$15,592.50		\$0.00	\$14.25	\$23,512.50
<b>Subtotal Schedule B:</b>					<b>\$86,367.00</b>		<b>\$0.00</b>	<b>\$78,602.50</b>	
<b>Schedule C: Culinary Water Improvements</b>									
C1.	Remove and salvage fire hydrant.	3	ea.	\$215.00	\$645.00		\$0.00	\$350.00	\$1,050.00
C2.	Furnish and install 8-inch diameter pvc C-900 DR18 culinary waterline.	835	lf.	\$26.65	\$22,252.75		\$0.00	\$27.50	\$22,962.50
C3.	Furnish 8-inch gate valve, MJ x MJ.	2	ea.	\$1,200.00	\$2,400.00		\$0.00	\$1,840.00	\$3,680.00
C4.	Furnish and install fire hydrant.	3	ea.	\$3,973.00	\$11,919.00		\$0.00	\$5,305.00	\$15,915.00
C5.	Waterline connection at 2225 South Street and 400 West Street intersection.	1	ls.	\$2,871.00	\$2,871.00		\$0.00	\$4,200.00	\$4,200.00
C6.	Waterline connection at 2300 South Street and 400 West Street intersection.	1	ls.	\$2,871.00	\$2,871.00		\$0.00	\$4,200.00	\$4,200.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050		Post Construction 1762 W 1350 S Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
C7.	Connect 3/4" culinary water service lateral.	20	ea.	\$641.00	\$12,820.00		\$0.00	\$555.00	\$11,100.00
C8.	Furnish and install copper water service lateral piping (3/4" diameter).	530	lf.	\$14.95	\$7,923.50		\$0.00	\$26.50	\$14,045.00
C9.	Furnish and install water meter yoke (3/4" diameter).	20	ea.	\$10.00	\$200.00		\$0.00	\$115.50	\$2,310.00
C10.	Furnish and install angle dual check valve (3/4" diameter).	20	ea.	\$74.00	\$1,480.00		\$0.00	\$175.00	\$3,500.00
C11.	Furnish and install locking angle meter valve (3/4" diameter).	20	ea.	\$75.00	\$1,500.00		\$0.00	\$173.50	\$3,470.00
C12.	Furnish and install water meter expansion nut (3/4" diameter).	20	ea.	\$19.00	\$380.00		\$0.00	\$87.00	\$1,740.00
C13.	Furnish meter box.	20	ea.	\$51.00	\$1,020.00		\$0.00	\$115.25	\$2,305.00
C14.	Furnish clean import material for trench backfill.	1,150	ton	\$9.45	\$10,867.50		\$0.00	\$14.25	\$16,387.50
<b>Subtotal Schedule C:</b>									
<b>Schedule D: Storm Water Improvements</b>									
D1.	Connect to existing storm drain pipe at Sta 100+53.50 LT 16.23'.	1	ea.	\$495.00	\$495.00		\$0.00	\$866.25	\$866.25
D2.	Furnish and install 15-inch diameter rcp storm water pipe, class III.	515	lf.	\$26.00	\$13,390.00		\$0.00	\$32.50	\$16,737.50
D3.	Furnish and install 24-inch diameter rcp storm water pipe, class III.	295	lf.	\$32.40	\$9,558.00		\$0.00	\$41.50	\$12,242.50
D4.	Furnish and install a cast-in-place combination manhole and hooded storm water inlet catch basin box with troughs.	3	ea.	\$2,920.00	\$8,760.00		\$0.00	\$5,725.00	\$17,175.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050		Post Construction 1762 W 1350 S Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
D5.	Furnish and install a cast-in-place hooded storm water inlet catch basin box with troughs.	3	ea.	\$1,575.00	\$4,725.00		\$0.00	\$2,995.00	\$8,985.00
D6.	Furnish 1" diameter clean gravel pipe bedding material.	300	ton	\$15.60	\$4,680.00		\$0.00	\$21.00	\$6,300.00
D7.	Furnish clean import material for trench backfill.	300	ton	\$9.45	\$2,835.00		\$0.00	\$14.25	\$4,275.00
<b>Subtotal Schedule D:</b>					<b>\$44,443.00</b>		<b>\$0.00</b>	<b>\$66,581.25</b>	
<b>Schedule A: Roadway and Concrete Improvements:</b>					<b>\$287,557.50</b>		<b>\$0.00</b>	<b>\$274,020.00</b>	
<b>Schedule B: Sanitary Sewer Improvements:</b>					<b>\$86,367.00</b>		<b>\$0.00</b>	<b>\$78,602.50</b>	
<b>Schedule C: Culinary Water Improvements:</b>					<b>\$79,149.75</b>		<b>\$0.00</b>	<b>\$106,865.00</b>	
<b>Schedule D: Storm Water Improvements:</b>					<b>\$44,443.00</b>		<b>\$0.00</b>	<b>\$66,581.25</b>	
<b>TOTAL BID:</b>					<b>\$497,517.25</b>		<b>\$0.00 *</b>	<b>\$526,068.75</b>	
Surety Company  City, State Bid Security - Bid Bond Amount Contractor's License Number				The Guarantee Company of North America Southfield, MI 5% 247650-5501		The Guarantee Company of North America Southfield, MI 5% 4724835-5551		The Guarantee Company of North America Southfield MI 5% 321927-5501	

\*Bidder did not include the bid proposal and is therefore, non responsive.

## BID PROPOSAL TABULATION

400 West Street CDBG Improvement Project

BID DATE: 12th March 2015

OWNER: CLEARFIELD CITY

PUBLIC WORKS DIRECTOR: SCOTT HODGE

Bid Item	Description	Quantity	Unit	Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401		Mecham Brothers Inc. 5792 S 3600 W Roy, UT 84067	
				Unit Price	Total Amount	Unit Price	Total Amount
<b>Schedule A: Roadway and Concrete Improvements</b>							
A1.	Mobilization and traffic control.	1	ls.	\$27,400.00	\$27,400.00	\$20,000.00	\$20,000.00
A2.	Remove concrete sidewalk/driveway/approach/flatwork.	7,800	sf.	\$1.90	\$14,820.00	\$1.75	\$13,650.00
A3.	Remove curb and gutter.	1,650	lf.	\$8.25	\$13,612.50	\$10.00	\$16,500.00
A4.	Remove waterway (approximately 320 sf).	1	ls.	\$975.00	\$975.00	\$1,500.00	\$1,500.00
A5.	Removal and disposal of existing roadbase and asphalt roadway materials.	4,000	sy.	\$6.50	\$26,000.00	\$9.45	\$37,800.00
A6.	Install handicap ramp (yellow in color).	4	ea.	\$760.00	\$3,040.00	\$1,050.00	\$4,200.00
A7.	Construct 4" wide concrete curb wall.	40	lf.	\$13.75	\$550.00	\$30.00	\$1,200.00
A8.	Install concrete curb and gutter.	1,650	lf.	\$17.75	\$29,287.50	\$17.80	\$29,370.00
A9.	Install 4-inch thick concrete sidewalk and flatwork.	5,350	sf.	\$4.20	\$22,470.00	\$6.50	\$34,775.00
A10.	Install 6-inch thick concrete sidewalk and flatwork.	2,900	sf.	\$5.40	\$15,660.00	\$8.75	\$25,375.00
A11.	Furnish and install Mirafi HP 370 fabric (approximately 3,400 sy).	1	ls.	\$4,290.00	\$4,290.00	\$11,554.00	\$11,554.00

Bid Item	Description	Quantity	Unit	Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401		Mecham Brothers Inc. 5792 S 3600 W Roy, UT 84067	
				Unit Price	Total Amount	Unit Price	Total Amount
A12.	Furnish and install untreated roadbase materials – 8” thick.	2,100	ton	\$20.25	\$42,525.00	\$19.75	\$41,475.00
A13.	Furnish and install bituminous asphalt paving materials – 3” thick.	780	ton	\$70.15	\$54,717.00	\$71.50	\$55,770.00
A14.	Restore landscaping public/private improvements.	1	ls.	\$23,200.00	\$23,200.00	\$11,975.00	\$11,975.00
A15.	Remove existing trees and grind roots at 2233 South.	2	ea.	\$325.00	\$650.00	\$500.00	\$1,000.00
A16.	Remove existing trees and grind roots at 2236 South.	1	ea.	\$325.00	\$325.00	\$500.00	\$500.00
A17.	Remove existing trees and grind roots at 2242 South.	2	ea.	\$325.00	\$650.00	\$500.00	\$1,000.00
A18.	Remove existing trees and grind roots at 2264 South.	2	ea.	\$325.00	\$650.00	\$500.00	\$1,000.00
A19.	Remove existing trees and grind roots at 2269 South.	1	ea.	\$325.00	\$325.00	\$500.00	\$500.00
A20.	Remove existing trees and grind roots at 2270 South.	2	ea.	\$325.00	\$650.00	\$500.00	\$1,000.00
A21.	Remove existing trees and grind roots at 2288 South.	2	ea.	\$325.00	\$650.00	\$500.00	\$1,000.00
A22.	Remove existing trees and grind roots at 2289 South.	1	ea.	\$325.00	\$325.00	\$700.00	\$700.00
A23.	Adjust manhole ring and cover to finish grade.	6	ea.	\$370.00	\$2,220.00	\$800.00	\$4,800.00
A24.	Adjust valve box ring and cover to finish grade.	7	ea.	\$275.00	\$1,925.00	\$600.00	\$4,200.00
<b>Subtotal Schedule A:</b>					<b>\$286,917.00</b>		<b>\$320,844.00</b>
<b>Schedule B: Sanitary Sewer Improvements</b>							
B1.	Removal of sanitary sewer manhole.	2	ea.	\$590.00	\$1,180.00	\$950.00	\$1,900.00
B2.	Furnish and install 4-foot diameter sanitary sewer manhole.	2	ea.	\$2,920.00	\$5,840.00	\$2,650.00	\$5,300.00

Bid Item	Description	Quantity	Unit	Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401		Mecham Brothers Inc. 5792 S 3600 W Roy, UT 84067	
				Unit Price	Total Amount	Unit Price	Total Amount
B3.	Reconnect 4-inch sewer service lateral.	20	ea.	\$645.00	\$12,900.00	\$600.00	\$12,000.00
B4.	Furnish and install 4-inch pvc sanitary sewer lateral pipe (ASTM 3034, SDR 35).	120	lf.	\$53.25	\$6,390.00	\$37.00	\$4,440.00
B5.	Furnish and install 8-inch pvc sanitary sewer pipe (ASTM 3034, SDR 35).	690	lf.	\$67.25	\$46,402.50	\$36.75	\$25,357.50
B6.	Connect to the existing sanitary sewer manhole at Sta. - 0+9,72 LT 9.85'.	1	ls.	\$1,405.00	\$1,405.00	\$3,500.00	\$3,500.00
B7.	Furnish 1" diameter clean gravel pipe bedding material.	400	ton	\$22.75	\$9,100.00	\$21.50	\$8,600.00
B8.	Furnish clean import material for trench backfill.	1,650	ton	\$7.00	\$11,550.00	\$15.75	\$25,987.50
<b>Subtotal Schedule B:</b>					<b>\$94,767.50</b>	<b>\$87,085.00</b>	
<b>Schedule C: Culinary Water Improvements</b>							
C1.	Remove and salvage fire hydrant.	3	ea.	\$675.00	\$2,025.00	\$950.00	\$2,850.00
C2.	Furnish and install 8-inch diameter pvc C-900 DR18 culinary waterline.	835	lf.	\$34.00	\$28,390.00	\$29.25	\$24,423.75
C3.	Furnish 8-inch gate valve, MJ x MJ.	2	ea.	\$1,620.00	\$3,240.00	\$1,250.00	\$2,500.00
C4.	Furnish and install fire hydrant.	3	ea.	\$4,475.00	\$13,425.00	\$4,975.00	\$14,925.00
C5.	Waterline connection at 2225 South Street and 400 West Street intersection.	1	ls.	\$3,425.00	\$3,425.00	\$3,250.00	\$3,250.00
C6.	Waterline connection at 2300 South Street and 400 West Street intersection.	1	ls.	\$3,425.00	\$3,425.00	\$3,250.00	\$3,250.00

Bid Item	Description	Quantity	Unit	Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401		Mecham Brothers Inc. 5792 S 3600 W Roy, UT 84067	
				Unit Price	Total Amount	Unit Price	Total Amount
C7.	Connect 3/4" culinary water service lateral.	20	ea.	\$830.00	\$16,600.00	\$500.00	\$10,000.00
C8.	Furnish and install copper water service lateral piping (3/4" diameter).	530	lf.	\$42.25	\$22,392.50	\$24.50	\$12,985.00
C9.	Furnish and install water meter yoke (3/4" diameter).	20	ea.	\$95.50	\$1,910.00	\$150.00	\$3,000.00
C10.	Furnish and install angle dual check valve (3/4" diameter).	20	ea.	\$140.00	\$2,800.00	\$200.00	\$4,000.00
C11.	Furnish and install locking angle meter valve (3/4" diameter).	20	ea.	\$140.00	\$2,800.00	\$200.00	\$4,000.00
C12.	Furnish and install water meter expansion nut (3/4" diameter).	20	ea.	\$85.00	\$1,700.00	\$30.00	\$600.00
C13.	Furnish meter box.	20	ea.	\$240.00	\$4,800.00	\$250.00	\$5,000.00
C14.	Furnish clean import material for trench backfill.	1,150	ton	\$7.00	\$8,050.00	\$13.25	\$15,237.50
<b>Subtotal Schedule C:</b>					<b>\$114,982.50</b>		<b>\$106,021.25</b>
<b>Schedule D: Storm Water Improvements</b>							
D1.	Connect to existing storm drain pipe at Sta 100+53.50 LT 16.23'.	1	ea.	\$1,050.00	\$1,050.00	\$2,500.00	\$2,500.00
D2.	Furnish and install 15-inch diameter rcp storm water pipe, class III.	515	lf.	\$40.25	\$20,728.75	\$45.50	\$23,432.50
D3.	Furnish and install 24-inch diameter rcp storm water pipe, class III.	295	lf.	\$46.75	\$13,791.25	\$52.50	\$15,487.50
D4.	Furnish and install a cast-in-place combination manhole and hooded storm water inlet catch basin box with troughs.	3	ea.	\$2,960.00	\$8,880.00	\$3,625.00	\$10,875.00

Bid Item	Description	Quantity	Unit	Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401		Mecham Brothers Inc. 5792 S 3600 W Roy, UT 84067	
				Unit Price	Total Amount	Unit Price	Total Amount
D5.	Furnish and install a cast-in-place hooded storm water inlet catch basin box with troughs.	3	ea.	\$2,055.00	\$6,165.00	\$2,550.00	\$7,650.00
D6.	Furnish 1" diameter clean gravel pipe bedding material.	300	ton	\$22.75	\$6,825.00	\$18.25	\$5,475.00
D7.	Furnish clean import material for trench backfill.	300	ton	\$7.00	\$2,100.00	\$13.25	\$3,975.00
<b>Subtotal Schedule D:</b>					<b>\$59,540.00</b>	<b>\$69,395.00</b>	
<b>Schedule A: Roadway and Concrete Improvements:</b>					<b>\$286,917.00</b>	<b>\$320,844.00</b>	
<b>Schedule B: Sanitary Sewer Improvements:</b>					<b>\$94,767.50</b>	<b>\$87,085.00</b>	
<b>Schedule C: Culinary Water Improvements:</b>					<b>\$114,982.50</b>	<b>\$106,021.25</b>	
<b>Schedule D: Storm Water Improvements:</b>					<b>\$59,540.00</b>	<b>\$69,395.00</b>	
<b>TOTAL BID:</b>					<b>\$556,207.00</b>	<b>\$583,345.25</b>	
Surety Company  City, State Bid Security - Bid Bond Amount Contractor's License Number				North American Specialty Insurance Company Schaumburg, IL 5% 84-244670-5501		Old Republic Surety Company Brookfield, WI 5% 227401-5501	

\*Bidder did not include the bid proposal and is therefore, non responsive.