

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 2, 2020 – WORK SESSION

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

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of the Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020. **The physical meeting location will NOT be available for the public.** The public may monitor or listen to the open portions of the meeting electronically by following the instructions below.

Zoom Meeting
<https://us02web.zoom.us/j/85401141006>

[Meeting ID: 854 0114 1006](#)

[Dial by your location](#)
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6:00 P.M. WORK SESSION

Discussion on the Marq Final Subdivision Plat located at approximately
442 and 448 South State Street (TINs 12-003-0108 and 12-003-0109)

Discussion on the Interlocal Agreement with Utah Transit Authority (UTA) for the
Construction of a Pedestrian and Bike Trail Connecting Clearfield Station
Located at 1250 South State Street to the Surrounding Community

Discussion on the Draft Community Development Block Grant (CDBG)
Five Year Consolidated Plan and One Year Action Plan

Discussion on Amendments to the City's Community Development Block Grant (CDBG) Citizen
Participation Plan for Noticing Requirements

Discussion on Amendments to the City's Consolidated Fee Schedule

Quarterly Communications Update

****CITY COUNCIL ADJOURN****

Dated this 28th day of May, 2020.

/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.



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, May 20, 2020

SUBJECT: Discussion and Possible Action on **PSP & FSP 2020-050019**, a preliminary and final subdivision plat request by Joe Torman with Lotus Company for a 3-Lot and road dedication subdivision. **Location:** 442 & 448 S. State Street (12-003-0108 & 12-003-0109). **Aggregated Parcel Area:** 15.3 acres. **Zone:** U-R (Urban Mixed Residential). **Planner:** Brad McIlrath (**Administrative Action**).

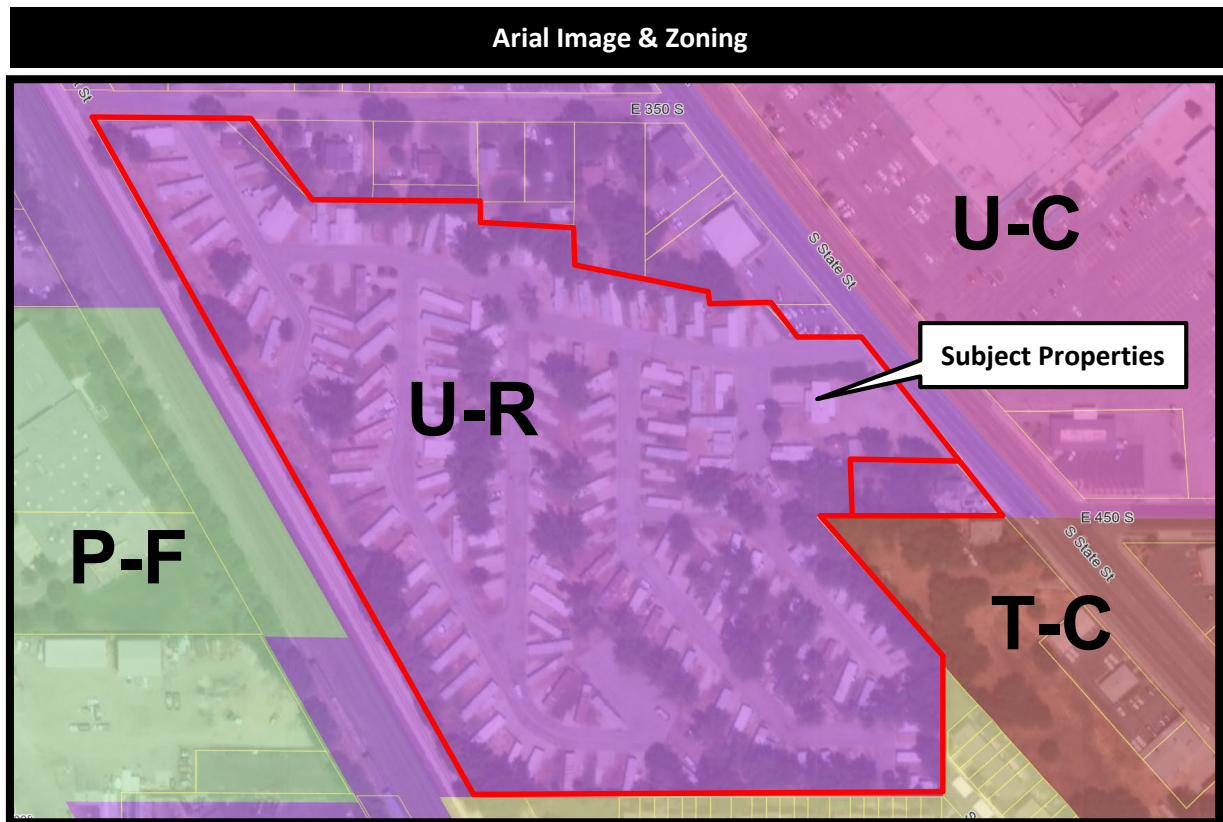
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned** the preliminary subdivision plat **PSP 2020-050019**, and forward a **recommendation of approval for FSP 2020-050019 as conditioned** to the City Council. This recommendation is for the proposed 3-Lot subdivision and road dedications for properties located at 442 & 448 S. State Street (TIN: 12-003-0108 & 12-003-0109). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Lotus Marq Subdivision
Site Location	442 & 448 S. State Street
Tax ID Number	12-003-0108 & 12-003-0109
Applicant	Joe Torman, Lotus Company
Owner	Clearfield City
Proposed Actions	Preliminary and Final Subdivision Approval
Current Zoning	U-R, Urban Mixed Residential
Land Use Classification	Vacant
Gross Site	15.3 Acres

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Commercial and Residential	U-R (Urban Mixed Residential)	Mixed Use
East	Commercial Retail	U-C (Urban Core Commerce)	Mixed Use
South	Commercial and Residential	T-C (Town Mixed Commerce) & T-R (Town Neighborhood Res)	Mixed Use
West	PARC	P-F (Public Facilities)	Business Park



BACKGROUND

Lotus Company is requesting preliminary and final subdivision plat approval for the proposed 3-lot subdivision that will also include roadway dedication for future streets and parcels for a city park (Parcel B) and storm water retention (Parcel A). As indicated in the site plan application, the street dedications will provide a connection to Depot Street to the south and State Street to the east. The future connection of Depot Street to the north will be provided with the second phase of this development and with a subsequent plat to dedicate that right of way. The lots include ten foot (10') public utility easements (PUEs) along the frontages of the new streets and a ten foot (10') storm drain easement that crosses through lots 2 & 3.

PRELIMINARY & FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat, including the civil drawings was submitted for review by City Planning, Engineering, and Public Works staff as part of the site plan review. Resubmittal of the plans to address comments and to obtain final land use approval will be required following City Council approval. The Clearfield City Engineer has reviewed the plat and improvement drawings and his review comments were provided in a review letter dated May 8th, 2020. Among the comments included in his review letter are the requirements to continue the ten foot (10') PUE around the perimeter of the lots, provide street names, and building footprints with addresses on the plat. The North Davis Fire District reviewed the development plans early on and provided comments in a review letter dated February 18, 2020.

FINDINGS

Based upon review of the submitted application materials staff has identified the following findings:

1. The proposed subdivision and review process is in conformance with Title 12 “Subdivision Regulations” of the Clearfield Municipal Code.
2. With conditions, the proposed subdivision will comply with all City land use and engineering standards.
3. The proposed road dedications conform to the proposed street widths needed for improvements that comply with the Downtown Clearfield Form-Based Code as well as the improvements agreed upon in the executed development agreement with Lotus Company.

CONDITIONS OF APPROVAL PSP & FSP 2020-050019

- 1) The plat and development plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final approval and signatures on the subdivision plat for recording.
- 2) The subdivision design shall incorporate the comments and requirements of the North Davis Fire District.
- 3) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
- 4) Future development of these properties shall comply with the development standards outlined in the Downtown Form Based Code.
- 5) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in Clearfield City Code 12-4-6.

ATTACHMENTS

1. Subdivision Plat
2. Phase 1 Site Plan

SHEET 1 OF 1

LOTUS MARQ SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
APRIL, 2020

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°48'25"W

NARRATIVE

THE BOUNDARY ON THE SOUTH, WEST, AND EAST WAS ESTABLISHED BY DEED USING THE MONUMENTS SHOWN HEREON. THE NORTH LINE WAS PLACED ALONG A LINE ESTABLISHED BY A REDCON RECORD OF SURVEY. THIS LINE IS BASED ON A SHIFT IN THE DEEDS TO MAKE THEM FIT TOGETHER, BUT DOES NOT FIT OCCUPATION WELL IN MOST LOCATIONS AND DOES NOT MATCH THE MATHEMATICAL LOCATION OF THE DEEDS. BOUNDARY LINE AGREEMENTS WITH ALL ADJOINING PROPERTY OWNERS TO THE NORTH WILL BE REQUIRED IN ORDER TO CLEAR UP DISCREPANCIES IN THE DEEDS. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF NEWCASTLE GREENE TOWNHOMES PUD PHASE 1, SAID POINT BEING N89°48'25"W 987.98 FEET AND N00°11'35"E 914.29 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE WEST ALONG THEIR NORTHERLY LINES OF NEWCASTLE GREENE TOWNHOMES PUD PHASES 1 AND 2, 610.07 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE N29°58'15"W ALONG SAID EASTERLY LINE, 1107.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 350 SOUTH STREET; THENCE S89°47'04"E 170.39 FEET; THENCE S34°40'31"E 141.42 FEET; THENCE S89°47'04"E 240.52 FEET; THENCE S00°05'48"E 29.00 FEET; THENCE S89°47'04"E 73.26 FEET; THENCE N00°12'56"E 3.00 FEET; THENCE S89°47'04"E 73.24 FEET; THENCE S00°05'48"E 65.34 FEET; THENCE S78°14'08"E 194.77 FEET; THENCE S00°05'48"E 12.89 FEET; THENCE S89°47'15"E 78.42 FEET; THENCE S37°21'55"E 60.11 FEET; THENCE S89°53'04"E 91.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5774.70 FEET, AN ARC LENGTH OF 128.06 FEET, A DELTA ANGLE OF 01°16'14", A CHORD BEARING OF S41°01'57"E, AND A CHORD LENGTH OF 128.06 FEET; AND (2) S41°40'04"E 209.85 FEET; THENCE N89°47'12"W 271.67 FEET; THENCE S00°51'29"W 195.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 632,038 SQUARE FEET OR 14.510 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°05'48"E	29.00'
L2	S89°47'04"E	73.26'
L3	N00°12'56"E	3.00'
L4	S89°47'04"E	73.24'
L5	S00°05'48"E	65.34'
L6	S00°05'48"E	12.89'
L7	S89°47'15"E	78.42'
L8	S37°21'55"E	60.11'
L9	S89°53'04"E	91.19'
L10	S45°00'00"E	14.54'
L11	N50°00'00"E	26.57'
L12	S60°00'00"W	29.55'
L13	S60°00'00"W	13.10'
L14	N60°00'00"E	47.60'
L15	N50°00'00"E	26.65'
L16	S60°00'00"W	57.95'
L17	N30°00'00"W	29.54'
L18	S60°55'16"W	117.10'
L19	S63°05'44"W	77.86'
L20	S60°35'13"W	32.85'
L21	N29°58'31"W	65.85'
L22	S78°43'01"W	38.59'
L23	S78°56'01"E	35.32'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	5774.70'	128.06'	128.06'	64.03'	S41°01'57"E	1°16'14"
C2	5774.70'	33.78'	33.78'	16.89'	S40°33'53"E	0°20'07"
C3	5774.70'	39.01'	39.01'	19.50'	S40°55'33"E	0°23'13"
C4	5774.70'	39.01'	39.01'	19.51'	S41°18'46"E	0°23'13"
C5	5774.70'	16.26'	16.26'	8.13'	S41°35'14"E	0°09'41"
C6	11.50'	8.03'	7.87'	4.19'	S70°00'00"W	40°00'00"
C7	46.50'	32.46'	31.81'	16.92'	S70°00'00"W	40°00'00"
C8	85.50'	59.69'	58.49'	31.12'	S70°00'00"W	40°00'00"
C9	25.00'	20.42'	19.90'	10.77'	N67°30'00"W	45°00'00"
C10	76.98'	100.77'	93.73'	59.07'	N82°30'00"W	75°00'00"
C11	72.50'	37.96'	37.53'	19.43'	S75°00'00"W	30°00'01"
C12	33.50'	17.54'	17.34'	8.88'	S75°00'00"W	30°00'01"
C13	6.00'	9.42'	8.49'	6.00'	S14°59'58"W	90°00'03"
C14	6.00'	9.42'	8.49'	6.00'	S15°00'00"W	90°00'00"
C15	40.00'	24.36'	23.98'	12.57'	S17°13'48"E	34°53'27"
C16	43.00'	27.32'	26.87'	14.14'	S41°47'48"W	36°24'24"

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL
THIS THE _____ DAY OF _____, 20____,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

CLEARFIELD CITY MAYOR CITY RECORDER

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY
THIS THE _____ DAY OF _____, 20____.

CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT IN
ACCORDANCE WITH INFORMATION ON FILE IN THIS
OFFICE.

CLEARFIELD CITY ENGINEER DATE



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MUTCD
R7-8

RESERVED
PARKING



VAN
ACCESSIBLE

MUTCD
R7-8P

MUTCD
R7-8

RESERVED
PARKING



ADA Parking Signage

NOTES:

- 1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
- 2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
- 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

FUTURE PHASE

FUTURE PHASE

APARTMENT 1B

APARTMENT 1A

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE

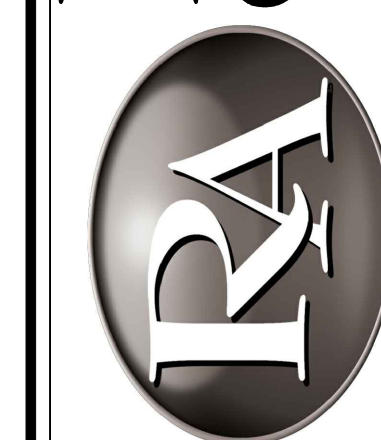
CLEARFIELD CITY NOTE:
1. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ETC. PER CLEARFIELD CITY.

- NOTES:
1. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C. TYP.
 2. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
 3. ALL PARKING STALLS TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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REVISIONS
DATE

Lotus Marq Apartments
450 SOUTH STATE STREET, CLEARFIELD CITY, DAVIS COUNTY, UTAH

**Proposed
Site Plan**



Project Info.

Engineer: JEREMY DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: FEBRUARY 3, 2020
Name: THE MARQ AT LOTUS
LANDING
PHASE-1
Number: 7323-01

C4



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Spencer W. Brimley, Community Development Director
MEETING DATE: Tuesday, June 2, 2020
SUBJECT: Council Work Session for Discussion on Interlocal Agreement with UTA

RECOMMENDED ACTION

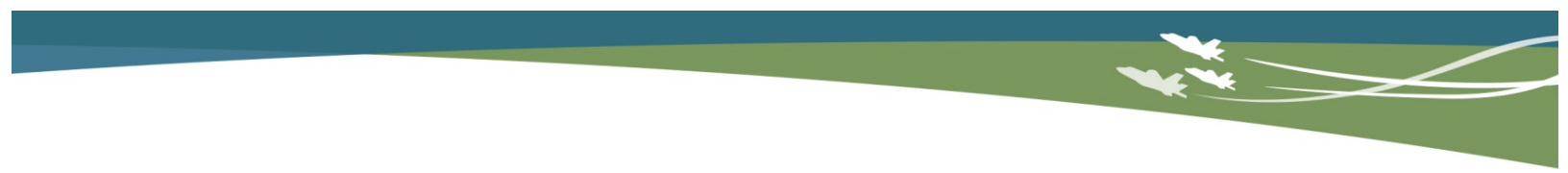
Discussion for an interlocal agreement with Utah Transit Authority (UTA) for the purpose of the construction of a pedestrian and bike trail to connect Clearfield Station to the surrounding community.

DESCRIPTION / BACKGROUND

The Clearfield FrontRunner Station, located at 1250 S. State Street, is an important transportation node which connects people to jobs, schools and the Wasatch Front. The platform is just over a quarter mile from the State Street and there is currently only one entrance. In addition there is no sidewalk for pedestrians and bikes, rather they must use the asphalt shoulder separated from the entrance road only by a curb.

Previously the City envisioned a bridge which would span the tracks to connect to the Freeport Center, as well as the Denver and Rio Grande Western Rail Trail. Clearfield City received a Congestion Mitigation and Air Quality Improvement (CMAQ) Program grant for this project in 2015. However, when Americold opted to construct their new building the bridge became unrealistic. With the bridge no longer an option, a trail was envisioned to provide pedestrian and bike connections to the Clearfield FrontRunner Station, which includes two segments, one running to the north of the station, and one towards the south. Both these segments will ultimately connect to the Denver Rio Grande Western (DRGW) Rail Trail.

On the north end, the trail will utilize an existing paved connection from the DRGW Rail Trail to 700 South. It would continue on 700 South to Depot Road. Currently Depot Road is only partially constructed; with work underway to bring it to approximately 1050 South. Eventually Clearfield City has plans to extend the road into the station site. Private property currently is between the Depot Road extension and UTA's land. Acquisition of property, including plan to connect Depot Road to the Station are underway, as a part of the larger Clearfield Station development plan. Staff has included the exhibit for the general layout of the trail to provide the Council with the conceptual layout.



Adding a trail to complement our existing system that will connect to the Clearfield FrontRunner Station will greatly improve access to and from the surrounding areas. Currently there is only one entrance to the station and it is not very pedestrian or bike friendly. Constructing this trail can help reduce travel distance by approximately half a mile on each end. This trail system is key to improve first/last mile access to the Clearfield Station.

CORRESPONDING POLICY PRIORITY (IES)

This project will lend itself to two of the City Policy Priorities.

Providing Quality Municipal Services, and Improving Clearfield's Image, Livability and Economy.

FISCAL IMPACT

UTA has been awarded \$1,769,816 in CMAQ funding to construct a pedestrian/bike trail in Clearfield. That amount includes the local match. \$1,650,000 is the amount from CMAQ, with a minimum local match of \$119,816. This project will connect the FrontRunner station to the Denver Rio Grande Western Rail Trail, the Freeport Center and two major roadways in Clearfield, Antelope Drive (1700 S) and SR 193. This investment will greatly improve the first/last mile access to the station and become an amenity that will connect the community.

SCHEDULE / TIME CONSTRAINTS

Money has been allocated to this project in FY 20. Design will take place during the City's FY21 and most likely construction will commence in 2021-22, with completion in 2022-23.

The agreement will be presented, for decision, at the June 9, 2020 Council Policy Session.

LIST OF ATTACHMENTS

Proposed Interlocal Agreement with UTA and Clearfield City
Proposed FrontRunner Trail Connection Map

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN CLEARFIELD CITY AND
THE UTAH TRANSIT AUTHORITY FOR
THE CONSTRUCTION OF A PEDESTRIAN/BIKE TRAIL

THIS INTERLOCAL AGREEMENT is entered into this ____ day of _____ 2020 between Clearfield CITY, a political subdivision of the State of Utah (the "CITY"), and the Utah Transit Authority ("UTA"). The CITY and UTA are hereafter collectively referred to as the "Parties", or individually as the "Party".

RECITALS

WHEREAS, The Parties agree that construction of a pedestrian/bike trail in Clearfield between the Clearfield Frontrunner Station, the Denver Rio Grande Western Rail Trail and the Freeport Center. (hereinafter the "Trail") will be of significant mutual benefit to the citizens of Clearfield and UTA, and

WHEREAS, UTA selected the Clearfield FrontRunner Station as a site for future Transit-Oriented Development which will create even greater utilization for the Trail; and

WHEREAS, CITY desires to collaborate with UTA by providing matching funding for the Trail and assuming responsibility for maintenance of the non-UTA owned segments; and

WHEREAS, UTA has been awarded Congestion Mitigation and Air Quality (CMAQ) funding to be used for establishment of the Trail; and

AGREEMENT

1. UTA agrees to utilize CMAQ grant funding in the amount of \$1,650,000, with a minimum local match of \$119,817 for a total of \$1,769,817, to construct the Trail.
2. CITY agrees to provide \$120,000 in matching funds to UTA for construction of the Trail.
3. CITY agrees to allow siting of the Trail within CITY property or CITY held right of ways.
4. Although UTA proposes having the trail run north and south of the FrontRunner Station and parallel to the railroad right of way, the Parties agree that final alignment will be refined through final design and subject to mutual concurrence.
5. UTA will act as the Project Manager for design and construction of the Trail with support from the CITY. UTA will procure the services of the final design consultant

and also the construction contractor. UTA will include a representative(s) from the CITY on the selection committee.

6. UTA will coordinate with UDOT on construction of the Trail where it runs adjacent to UDOT roads (Antelope Drive & 700 S).
7. UTA, in coordination with CITY, shall work with management of the Freeport Center to improve access to their facility along the Denver Rio Grande Rail Trail in order to maximize the usefulness of the Trail.
8. UTA will integrate the Trail into its plans for any Transit Oriented Development (TOD) Projects planned for the Clearfield FrontRunner Station.
9. Current plans for the Clearfield Station TOD includes the extension of Depot Street from the north into UTA's property. This will require an easement on or acquisition of private property. This effort is taking place separate from this Interlocal agreement; however, the acquisition is necessary in order to allow the trail to extend northward.
10. The CITY, dependent on the Clearfield Station Master Development Agreement, shall lead the effort in acquiring the property or right of way needed to extend Depot Street to existing UTA property.
11. UTA shall be responsible for maintaining the Trail which lies on UTA property; CITY shall be responsible for maintaining those segments of the Trail not situated on UTA property.
12. Each party agrees to indemnify and hold the other Parties and their respective officers, trustees, agents, employees, and permitted assigns harmless against any claims, losses, liabilities, damages, costs, deficiencies, or expenses affecting any persons or property as a result of the indemnifying Party's actions or from any misrepresentation, material omission, or non-fulfillment of any covenant or agreement on the part of the indemnifying Party under or relating to this Agreement, and any and all actions, suits, proceedings, demands, assessments, judgments, costs, and other expenses incident to any of the foregoing.
13. This agreement shall not constitute a joint venture of the Parties. No Party is or shall be the legal representative or agent of any other Party for any purpose. A Party shall have no power to assume or create, in writing or otherwise, any obligation or responsibility of any kind, express or implied, in the name of or on behalf of any other Party. No Party shall have any obligation with respect to any other Party's debts or other liabilities.
14. Each Party shall, to the extent needed, supply at its own cost all personnel, equipment, supplies, and materials necessary to perform its obligations and intended actions as set forth in this agreement.

15. This agreement may be cancelled upon a declaration of default as provided in this agreement, or if the Parties agree to cancel the Agreement.
16. No Party may assign or transfer its rights or obligations under this agreement without prior written consent of the other Parties.
17. The provisions of this agreement shall bind and inure to the benefit of the Parties hereto and their respective permitted successors and assigns.
18. This agreement shall be governed by and construed in accordance with the laws of the State of Utah. If an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this agreement. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural; the plural shall include the masculine, feminine, and neutral gender.
19. In the event of a dispute arising out of this agreement, the Parties shall attempt to resolve the dispute first through mediation, equally sharing in the costs of the mediation process. If that process does not resolve the dispute, and the Parties resort to court action, then each Party shall be responsible for its own costs and attorney fees.
20. If any provision of this agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, then the remaining provisions of the agreement shall remain in full force and effect, unless the invalidation of the provision materially alters the agreement by interfering with the purpose of the agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the agreement, then the Parties shall negotiate in good faith to modify the agreement to match, as closely as possible, the original intent of the Parties.
21. This agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements, and agreements, whether oral or written and whether made by a Party hereto or by anyone acting on behalf of a Party, shall be deemed to be merged in this agreement and shall be of no further force or effect.
22. No amendment to this agreement shall be valid or binding unless reduced to writing and signed by all Parties.
23. This agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. Any signature page of this agreement may be detached from any counterpart and reattached to any other counterpart hereof.

24. The transmission of a signed original of this agreement or any counterpart hereof by facsimile or by other electronic means, and the retransmission of any signed transmission hereof, shall be the same as delivery of an original.
25. Each individual signing this agreement on behalf of a Party hereby represents and warrants, through his or her signature, that the execution of this agreement has been duly approved by the governing authority of such Party.
26. Additional Interlocal Cooperation Act provisions. In satisfaction of the requirements of the Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-101 et seq., the Parties agree as follows:
- a. This agreement shall be authorized and adopted by resolution of the legislative body of each Party, pursuant to Section 11-13-202.5.
 - b. This agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5.
 - c. A duly executed original counterpart of this agreement shall be filed immediately with the keeper of records of each Party, pursuant to Section 11-13-219.
 - d. This agreement shall become effective upon (a) its approval and execution by each Party and (b) the filing of an executed copy of this agreement with the keeper of records of each of the Parties.
 - e. Immediately after the execution of this agreement by all Parties, each Party shall cause to be published notice regarding this agreement, pursuant to Section 11-13-219.
 - f. The Parties agree that they do not, by this agreement, create an Interlocal entity or any separate entity.
 - g. CITY appoints _____, its _____, as its administrator for all matters relating to CITY's participation in this agreement. UTA appoints _____, its _____, as its administrator for all matters relating to UTA's participation in this agreement. If an administrator ceases to be employed by the represented Party, then the person who replaces the prior administrator shall become the new administrator of that Party for purposes of this agreement, unless that Party otherwise notifies the other Parties in writing. Any Party may, at any time, change the designation of its administrator by providing written notice to the other Parties. To the extent that any administration of this agreement becomes necessary, then the Parties' administrators named above, or their designees or successors, shall constitute a joint board for such purpose, and each party shall have an equal vote in any decision that needs to be made.
 - h. There shall be no joint acquisition or ownership of property, and it will not be necessary to dispose of property on the termination of this agreement.
 - i. There is no joint budget; each Party will be responsible for maintaining its own financial budget for both income and expenditures arising under this agreement.

27. GRAMA. The Parties acknowledge that disclosure of records pursuant to this agreement is subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-7-101, et seq.
28. Notices. Any notice or certification required or permitted to be delivered under this agreement shall be deemed to have been given when personally delivered, or if mailed, three business days after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to following respective addresses:

CITY OF CLEARFIELD

Utah Transit Authority
669 West 200 South,
Salt Lake CITY, UT 84101

IN WITNESS WHEREOF, the above-identified parties have entered into this agreement effective the date first set forth herein.

(Remainder of this Page Intentionally Blank)

SIGNATURE PAGE FOR AGREEMENT

UTAH TRANSIT AUTHORITY

Date: _____

Date: _____

Approved as to Form

UTA Legal Counsel

SIGNATURE PAGE FOR AGREEMENT

CITY OF CLEARFIELD

Mayor

Date: _____

Date: _____

Approved as to Form

CITY ATTORNEY

ATTEST:

CITY Recorder

Clearfield FrontRunner Trail Connection





STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Brad McIlrath, Senior Planner
MEETING DATE: Tuesday, June 2, 2020
SUBJECT: Discussion on the Draft Community Development Block Grant (CDBG) 5-Year Consolidated Plan and 1-Year Action Plan

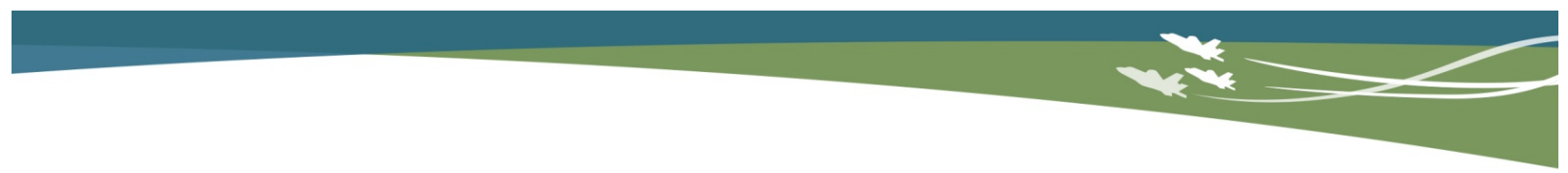
RECOMMENDED ACTION

Staff recommends that the City Council review the draft plan and provide comments regarding needed changes of the plan.

DESCRIPTION / BACKGROUND

As an entitlement community with the U.S. Department of Housing and Urban Development (HUD), Clearfield City has access to federal funds to assist low/moderate income households or neighborhoods through the Community Development Block Grant (CDBG) Program. As a requirement of that funding, entitlement communities must develop a 5-Year Consolidated Plan to outline the goals and direction of the CDBG program for the next 5-year period. For each fiscal year, a 1-Year Action Plan must also be created to indicate the goals and direction of funding and programs for the upcoming program year. The yearly action plans must be consistent with the consolidated plan in funding direction, programs, and goals for community assistance. At the beginning of the 2020 calendar year, Clearfield City contracted with Resource Consultants to complete this work. As part of their work, the Analysis of Impediments to Fair Housing Report will also be completed following the completion of the consolidated plan. As a document that provides direction for the expenditure of federal funds for local programs and services, the plan is subject to public hearings and requires a 30-day comment period which will begin on June 9, 2020.

The consolidated plan is divided into multiple sections that outline the direction of the Clearfield CDBG program for the next 5 years, as well as information that helps to establish program direction and funding. The document and sections are laid out according to HUD requirements for the consolidated plans. The executive summary provides an overview of the plan and background of HUD requirements for CDBG entitlement communities. The needs assessment is intended to guide the decisions about where funding should be allocated to meet the needs of low/moderate income households in the community. The housing market analysis dives into specifics of this community need and challenges. Both the needs assessment and the housing analysis provide a compressive and holistic analysis to the



community and region challenges. As a draft, some sections have yet to be completed until the conclusion of the 30-day comment period.

The strategic plan section begins the goal setting and action portion of the consolidated plan. By identifying the highest needs to address, direction is provided regarding CDBG and other efforts that can be taken by the City to address housing, infrastructure, and homelessness needs in the community. A review of organizations that provide services such as Clearfield City and Davis County are reviewed with the goal summary categories of administration, housing affordability and rehabilitation, facility improvements, and public services identified. Throughout the remainder of the plan 1-Year Action Plan elements are addressed as well as allocation and coordination efforts.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The CDBG program, the recommendations and direction of the 5-Year Consolidated Plan improve the City's image through the housing rehabilitation program and improve the livability and economy by assisting low/moderate income households.

FISCAL IMPACT

None. The Clearfield CDBG program is funding entirely by the grant allocation from HUD.

ALTERNATIVES

The City Council may provide alternative directions regarding funding of programs that are proposed by the consolidated plan.

SCHEDULE / TIME CONSTRAINTS

The 30-day comment period is scheduled to be opened at the public hearing on Tuesday, June 9, 2020 and concluded on July 14, 2020.

LIST OF ATTACHMENTS

- 5-Year Consolidated Plan Preliminary Draft

Executive Summary

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

1. Introduction

The City of Clearfield, Utah, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD) the Community Development Block Grant (CDBG) program. The Consolidated Plan provides direction on the investment of CDBG dollars over the next five years, from 2020 – 2024. Additionally, each year, the City will produce an Annual Action Plan that details how the City will carry out the goals and objectives identified in this Plan.

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

When developing a Consolidated Plan, the City must first analyze the needs within Clearfield and then propose strategies to meet those needs.

First, the Needs Assessment (NA) and Market Analysis (MA) outline levels of relative need in the areas of affordable housing, homelessness, special needs, and community development. This information is gathered through several methods, including consultation with local agencies, public outreach, a review of demographic and economic data sets, and a housing market analysis. Once finished, these portions of the Consolidated Plan form the basis of the Strategic Plan (SP).

The Strategic Plan (SP) details how the grantee will address its priority needs. The strategies must reflect the current condition of the market, expected availability of funds, and local capacity to administer the plan.

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

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

Clearfield's 2020-2024 Consolidated Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low and moderate-income and special needs households. The plan's development includes a profile of the community and its economy, and an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

The Consolidated Plan serves the following functions:

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

The Consolidated Plan for the fiscal year 2020-2024 was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

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

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

Clearfield City expects to receive approximately **\$1,096,955** in Community Development Block Grant (CDBG) funds for the **July 1, 2020 to June 30, 2024** funding cycle. Over the next five-years CDBG funds will be utilized as follows:

- **Public Services** - Projects may include the following community partners; Safe Harbor, Davis Community Learning Center, Open Doors (Family Connection Center).
- **Down Payment Assistance** - Low- and moderate-income residents will receive down payment assistance to help purchase a home.
- **Housing Rehabilitation** - Funds will be used towards a housing rehabilitation program for Clearfield residents.

- **Infrastructure** - Projects may include public infrastructure projects, street improvements, park upgrades, ADA accessibility improvements to public buildings and other eligible expenses.
- **Administration** - Administrative expenses in order to oversee the CDBG program at Clearfield.

3. Evaluation of past performance

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

4. Summary of citizen participation process and consultation process

Clearfield City has adopted a Citizen Participation Plan that is implemented in conjunction with the One Year Action Plan. The Citizen Participation Plan is designed to provide for public input into the allotment of CDBG funds granted to Clearfield City. The Participation Plan seeks to reach out to minorities and others by putting notice of the public hearing on diverse location in the community. Also, notice of the public hearing is published in the Ogden Standard-Examiner, which is the local newspaper. Anyone can freely attend the public hearing and give comment on the One Year Action Plan.

In addition to the publication, public notices are posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, Clearfield City Hall, and on the City's website. Prior to adoption of the One Year Action Plan, the City informed the public of the anticipated amount of federal funds expected from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information is always available in the Community Development Department of City Hall.

5. Summary of public comments

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

7. Summary

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CLEARFIELD	Community Development

Table 1 – Responsible Agencies

Narrative

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

During the preparation of the plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

Brad McIlrath

Senior Planner

Clearfield City Hall

55 South State Street

Clearfield, UT 84015

Telephone: 801-525-2784

Email: brad.mcilrath@clearfieldcity.org

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

1. Introduction

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)).

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

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

Narrative (optional):

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

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

Citizen Participation Outreach

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) of the Consolidated Plan provides a profile of the City's population, median income, household demographics, housing problems, cost burden, and crowding. HUD Comprehensive Housing Affordability (CHAS), American Community Survey (ACS), and Census data were used to help in assessing the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding.

A key goal of the Needs Assessment is to identify the nature and extent of housing problems experienced by the City of Clearfield's citizens.

The Kem C. Garden Policy Institute at the University of Utah provided a research brief in March 2018 that describes the challenges with housing affordability in Utah. These key findings exemplify the challenges faced by residents in Clearfield and are reflected in the data provided in this Needs Assessment portion of the Consolidated Plan.

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

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

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

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

"Housing Prices and the Threat to Affordability", James Wood and Dejan Eskic, Kem C. Gardner Policy Institute, March 2018

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

Summary of Housing Needs

In 1990, Congress passed the National Affordable Housing Act, which required that State and local governments participating in selected HUD grant programs prepare a Comprehensive Housing Affordability Strategy (CHAS). The CHAS was meant to serve as the strategic guide for housing and community development activities, particularly activities funded by HUD grants and targeted to low- and moderate-income households. To support this analysis, HUD and the Census Bureau produced custom tabulations of the 1990 Census that provided grantees with information about the housing needs of low- and moderate-income households. As a planning document, the CHAS was superseded in 1995 by the Consolidated Plan, but the custom tabulations of Census data continue to be known as the "CHAS data." The CHAS data were updated following the Census 2000, and in 2009 they were updated to rely on the American Community Survey (ACS), the Census Bureau's new annual survey that replaced the long form of the decennial Census. The CHAS data combine ACS microdata with HUD-adjusted median family incomes (HAMFI) to create estimates of the number of households that would qualify for HUD assistance. The CHAS data also incorporate household characteristics (such as race/ethnicity, age, family size, disability status) and housing unit characteristics (such as the number of bedrooms and rent/owner costs).

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

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

Income Category

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

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

Housing Problems

There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

- Overcrowding - More than 1 person per room.
- Severe overcrowding - More than 1.5 persons per room.
- Cost burden - Monthly housing costs (including utilities) exceeding 30% of monthly income.
- Severe cost burden - Monthly housing costs (including utilities) exceeding 50% of monthly income.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	30,112	30,300	1%
Households	8,527	9,615	13%
Median Income	\$46,528.00	\$48,866.00	5%

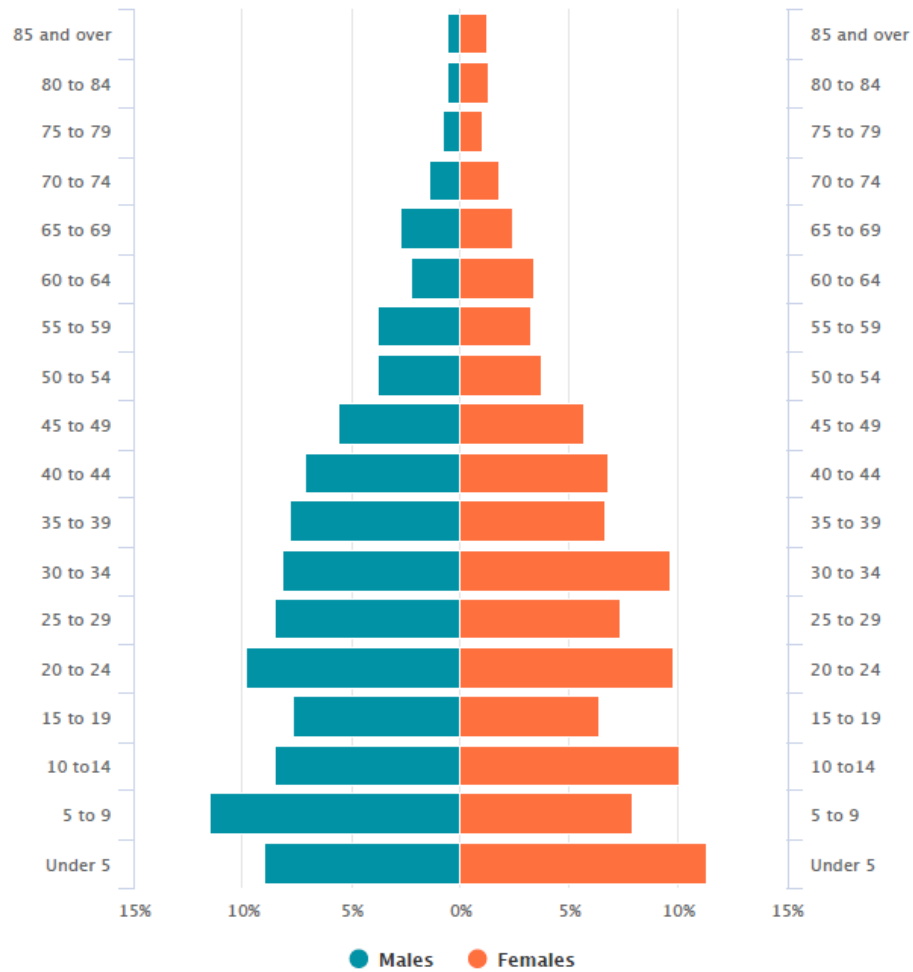
Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2014-2018 ACS

In 2014-2018, Clearfield city, Utah had a total population of 31,016 - 15,601 (50.3 percent) females and 15,415 (49.7 percent) males. The median age was 27.3 years. An estimated 33.7 percent of the population was under 18 years, 43.6 percent was 18 to 44 years, 16.0 percent was 45 to 64 years, and 6.9 percent was 65 years and older.

Data Source Comments:

Population by Age and Sex for Clearfield city, Utah in 2014-2018



2014-2018 ACS Population by Age and Sex

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,395	1,625	2,340	1,285	2,970
Small Family Households	745	635	1,065	560	1,690
Large Family Households	75	390	500	225	660
Household contains at least one person 62-74 years of age	230	115	235	175	240
Household contains at least one person age 75 or older	120	120	150	55	125
Households with one or more children 6 years old or younger	385	575	775	400	479

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	25	0	0	90	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	90	25	15	130	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	75	30	55	160	15	0	50	0	65
Housing cost burden greater than 50% of income (and none of the above problems)	650	195	4	0	849	195	70	65	0	330

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	210	530	250	25	1,015	75	190	395	85	745
Zero/negative Income (and none of the above problems)	80	0	0	0	80	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	715	385	60	70	1,230	210	70	125	0	405
Having none of four housing problems	300	790	910	395	2,395	90	380	1,245	825	2,540
Household has negative income, but none of the other housing problems	80	0	0	0	80	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	565	470	110	1,145	90	65	270	425
Large Related	30	115	15	160	40	135	125	300
Elderly	145	49	45	239	75	34	55	164
Other	185	165	99	449	75	25	50	150
Total need by income	925	799	269	1,993	280	259	500	1,039

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2012-2016 ACS

Data Source

Comments:

Summary Level: City

Data for: **Clearfield city; Utah**

Year Selected: 2012-2016 ACS

Income Distribution Overview	Owner	Renter	Total
Very Low-Income			
Household Income less-than or= 30% HAMFI	415	1075	1490
Low-Income			
Household Income >30% to less-than or= 50% HAMFI	430	1125	1555
Moderate-Income			
Household Income >50% to less-than or= 80% HAMFI	1475	955	2430
Middle-Income			
Household Income >80% to less-than or=100% HAMFI	745	380	1125
Upper-Income			
Household Income >100% HAMFI	2150	875	3025
Total	5210	4410	9620

Owners who are LMI	45%
Owners who are very low-income	8%
Renters who are LMI	72%
Renters who are very low-income	24%
Total households that are LMI	57%

Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	1115	2235	3350
Household has none of 4 Housing Problems	4095	2145	6240
Cost burden not available - no other problems	0	30	30
Total	5210	4410	9620

Owners with 1 of 4 housing problems	21%
Renters with 1 of 4 housing problems	51%
Total households with 1 of 4 housing problems	35%

Severe Housing Problems Overview 2	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	470	1370	1840
Household has none of 4 Severe Housing Problems	4745	3010	7755
Cost burden not available - no other problems	0	30	30
Total	5210	4410	9620

Owners with 1 of 4 severe housing problems	9%
Renters with 1 of 4 severe housing problems	31%
Total households with 1 of 4 severe housing problems	19%

Housing Cost Burden Overview 3	Owner	Renter	Total
No Housing Cost Burden			
Cost Burden less-than or= 30%	4150	2445	6595
Housing Cost Burden			
Cost Burden >30% to less-than or= 50%	690	964	1654
Severe Housing Cost Burden			
Cost Burden >50%	375	965	1340
Cost Burden not available	0	40	40
Total	5210	4410	9620

Owner with housing cost burden	20%
Renter with housing cost burden	44%
Total households with cost burden	31%

Cost Burden 1

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Very Low-Income				
Household Income less-than or= 30% HAMFI	1295	165	30	1490
Low-Income				
Household Income >30% to less-than or= 50% HAMFI	1110	445	0	1555
Moderate-Income				
Household Income >50% to less-than or= 80% HAMFI	695	1735	0	2430
Middle-Income				
Household Income >80% to less-than or=100% HAMFI	135	990	0	1125
Upper-Income				
Household Income >100% HAMFI	115	2905	0	3025
Total	3350	6240	30	9620

Very low-income households with housing problems	87%
Low-income households with housing problems	71%
Moderate-income households with housing problems	29%
LMI Household with 1 of 4 housing problems	57%

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Very Low-Income				
Household Income less-than or= 30% HAMFI	955	90	30	1075
Low-Income				
Household Income >30% to less-than or= 50% HAMFI	890	235	0	1125
Moderate-Income				
Household Income >50% to less-than or= 80% HAMFI	225	730	0	955
Middle-Income				
Household Income >80% to less-than or=100% HAMFI	100	285	0	380
Upper-Income				
Household Income >100% HAMFI	70	805	0	875
Total	2235	2145	30	4410

Very low-income renters with housing problems	89%
Low-income renters with housing problems	79%
Moderate-income renters with housing problems	24%
LMI renters with 1 of 4 housing problems	66%

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Very Low-Income				
Household Income less-than or= 30% HAMFI	340	75	0	415
Low-Income				
Household Income >30% to less-than or= 50% HAMFI	220	210	0	430
Moderate-Income				
Household Income >50% to less-than or= 80% HAMFI	470	1005	0	1475
Middle-Income				
Household Income >80% to less-than or=100% HAMFI	35	705	0	745
Upper-Income				
Household Income >100% HAMFI	45	2100	0	2150
Total	1115	4095	0	5210

Very low-income owners with housing problems	82%
Low-income owners with housing problems	51%
Moderate-income owners with housing problems	32%
LMI owners with 1 of 4 housing problems	44%

Cost Burden 2

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Severe cost burden > 50%	Total
Very Low-Income			
Household income less-than or= 30% HAMFI	1260	990	1490
Low-Income			
Household income >30% to less-than or= 50% HAMFI	950	255	1555
Moderate-Income			
Household income >50% to less-than or= 80% HAMFI	640	70	2430
Middle-Income			
Household income >80% to less-than or=100% HAMFI	85	0	1125
Upper-Income			
Household income >100% HAMFI	55	25	3020
Total	2990	1340	9620

Very low-income households (owners and renters) have a severe cost burden	66%
Very low-income households (owners and renters) have a cost burden	85%

All LMI households (owners and renters) have a severe cost burden	24%
All LMI households (owners and renters) have a cost burden	52%

Income by Cost Burden (Renters only)	Cost burden > 30%	Severe cost burden > 50%	Total
Very Low-Income			
Household income less-than or= 30% HAMFI	925	755	1075
Low-Income			
Household income >30% to less-than or= 50% HAMFI	725	185	1125
Moderate-Income			
Household income >50% to less-than or= 80% HAMFI	200	0	955
Middle-Income			
Household income >80% to less-than or=100% HAMFI	50	0	380
Upper-Income			
Household income >100% HAMFI	29	25	875
Total	1929	965	4410

Very low-income renters have a severe cost burden	70%
Very low-income renters have a cost burden	86%

All LMI households renters have a severe cost burden	30%
All LMI households renters have a cost burden	59%

Income by Cost Burden (Owners only)	Cost burden > 30%	Severe cost burden > 50%	Total
Very Low-Income			
Household income less-than or= 30% HAMFI	345	240	415
Low-Income			
Household income >30% to less-than or= 50% HAMFI	220	65	430
Moderate-Income			
Household income >50% to less-than or= 80% HAMFI	440	70	1475
Middle-Income			
Household income >80% to less-than or=100% HAMFI	35	0	745
Upper-Income			
Household income >100% HAMFI	25	0	2150
Total	1065	375	5210

Very low-income owners have a severe cost burden	58%
Very low-income owners have a cost burden	83%

All LMI households owners have a severe cost burden	16%
All LMI households owners have a cost burden	43%

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Cost Burden 3

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	460	120	0	580	90	30	45	165
Large Related	30	15	0	45	15	25	0	40
Elderly	115	25	0	140	50	20	20	90
Other	105	60	4	169	40	0	0	40
Total need by income	710	220	4	934	195	75	65	335

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	165	40	40	245	0	0	40	0	40
Multiple, unrelated family households	0	0	15	25	40	15	0	20	0	35
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	165	55	65	285	15	0	60	0	75

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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

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.

Among the civilian noninstitutionalized population in 2014-2018, 13.5 percent reported a disability. The likelihood of having a disability varied by age - from 6.0 percent of people under 18 years old, to 14.5 percent of people 18 to 64 years old, and to 41.7 percent of those 65 and over. (2014-2018 ACS)

What are the most common housing problems?

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

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

The low-income population of Clearfield is at an increased risk of becoming homeless. While many of Clearfield's residents have had a hard time financially, this group is made up of individuals and households that cannot live paycheck to paycheck because they are not guaranteed a paycheck with any regularity. These households are unable to save for emergencies because most of their life is lived in crisis. Many of these households frequent the couches and spare rooms of friends and family members obtaining their housing only when periodically employed. Many other people in Clearfield, including those at 50-80% and 80-100% of HAMFI, are one missed paycheck, a small increase in rent or property tax, or one chronic illness away from the threat of homelessness.

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

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

Households that exhibit one or more of these characteristics constitute a population that is "at-risk" of becoming homeless. These individuals and families are at risk of becoming homeless because they have a lesser chance of being able to make economic improvements in their lives. The number of households exhibiting more than one of these characteristics is nearly impossible to estimate accurately. It is important to note that these populations do exist in the City of Clearfield.

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

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

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

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

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

Discussion

The 2014-2018 ACS provides data that there were 9,265 households in Clearfield, Utah. The average household size was 3.31 people.

Families made up 77.1 percent of the households in Clearfield, Utah. This figure includes both married-couple families (58.0 percent) and other families (19.1 percent). Female householder families with no husband present and own children under 18 years are 7.5 percent of all households. Nonfamily households made up 22.9 percent of all households in Clearfield.

In Clearfield, 52.3 percent of all households have one or more person under the age of 18; 16.5 percent of all households have one or more people 65 years and over. Additionally, 1,342 grandparents lived with their grandchildren under 18 years old. Of those grandparents, 45.9 percent were responsible for the basic needs of their grandchildren.

The median income of households in Clearfield city, Utah was \$56,213. An estimated 4.9 percent of households had income below \$10,000 a year and 1.1 percent had income over \$200,000 or more.

Data is available from the 2012-2016 CHAS that provides updated figures.

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

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

Introduction

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

Housing Problems – There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities, 2) housing unit lacks complete plumbing facilities, 3) household is overcrowded, and 4) household is cost-burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

- Overcrowding – More than 1 person per room.
- Severe overcrowding – More than 1.5 persons per room.
- Cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income.
- Severe cost burden – Monthly housing costs (including utilities) exceeding 50% of monthly income.

Income Category

- Extremely low-income 0 - 30% HAMFI
- Very low-income >30% - 50% HAMFI
- Low income >50% - 80% HAMFI
- Low- and middle-income <100% HAMFI
- Upper income >100% HAMFI

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	1,205	110	80
White	865	95	25
Black / African American	65	0	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	14	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	235	15	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	450	0
White	870	325	0
Black / African American	0	45	0
Asian	80	30	0
American Indian, Alaska Native	10	0	0
Pacific Islander	35	0	0
Hispanic	155	45	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	1,520	0
White	715	1,165	0
Black / African American	8	20	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	305	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

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	185	1,100	0
White	175	925	0
Black / African American	4	30	0
Asian	0	10	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	0	89	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

Discussion

The City of Clearfield's population is estimated in the QuickFacts V2019 at 31,967 with an 85% white alone, 19% Hispanic or Latino, 4% two or more races, 2.5% Black or African American alone, 1.8 % Asian alone, 0.3% American Indian, and Alaska Native alone.

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

Housing problems generally closely match the population estimates percentages of race and Hispanic origin. Extremely low-income Black/African American residents represent 5.3% of this population group and 2.5% of the overall population. Additionally, extremely low-income American Indian/Alaska Native represent 1.6% of this population group and 0.3% of the overall population in Clearfield. Additionally, Hispanic residents account for 73% of all extremely low-income households with no/negative income but none of the other housing problems. The disparity of housing conditions when evaluated by race and Hispanic origin is most acute in the population of persons who are extremely low-income.

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

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

Introduction

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

Severe housing problems include:

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

Generally, severe housing problems in Clearfield are caused by severe housing cost burdens of more than 30% of income.

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	925	390	80
White	620	335	25
Black / African American	65	0	0

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
Asian	14	0	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	205	45	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	455	1,170	0
White	310	885	0
Black / African American	0	45	0
Asian	0	110	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	35	0
Hispanic	115	85	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	2,155	0
White	145	1,735	0
Black / African American	0	30	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	360	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	70	1,220	0
White	70	1,030	0
Black / African American	0	35	0
Asian	0	10	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	0	89	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

Discussion

Housing Cost Burden is pervasive throughout Clearfield. **Over 32% of households (0 - 100% HAMFI) in Clearfield are experiencing a severe housing problem.** These 3,115 households are at a higher risk of experiencing homelessness and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Among extremely low-income (ELI) (0-30% HMAFI) residents over 66% are experiencing severe housing problems. White residents account for 67% of ELI residents with severe housing problems but are a total of 85% of the total population. Generally, throughout the data provided in the 2011-2015 CHAS, White residents are less likely to experience severe housing problems when compared to their level of total population.

Black residents in Clearfield account for 2.5% of the population but account for 7% of the ELI residents with a severe housing problem. While, this disparity does not meet the HUD definition of disproportionate greater need, it should be continually evaluated to ensure that the disparity is reversed.

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

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

Introduction:

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

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

The tables display cost burden information for Clearfield and each racial and ethnic group. The data is broken into no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income.

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,335	1,905	1,290	90
White	5,015	1,550	960	35
Black / African American	250	14	65	0
Asian	135	80	14	0
American Indian, Alaska Native	60	4	20	0
Pacific Islander	0	35	0	0
Hispanic	800	200	215	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The housing cost burden data for Clearfield shows that white residents are disproportionately less likely to have a severe cost housing burden than their general proportion to the rest of the population.

White residents account for 85% of the population and only 74% of the households experiencing a severe housing cost burden. Additionally, 5% of Black and African American residents have a severe housing cost burden and are 2.5% of the overall population. This variance does not fit the HUD definition of disproportionate. However, it does indicate a significant difference and should be considered for future community development decisions and continued to be monitored.

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?

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

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

To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

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

NA-35 Public Housing – 91.205(b)

Introduction

Within Davis County there is one public housing authority, the Davis Community Housing Authority (DCHA), which 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 987 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 Meadows West - Bountiful. Over 114 families are assisted at the other complexes: Thornwood Villa - Bountiful, Rosewood Villa - Layton, Center Court - Bountiful, Fieldcrest - Clearfield, and Parrish Lane - Centerville. 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 offer 2 bedroom units for families, Holly Haven that offer 1 and 2 bedroom units, and Windsong Apartments that offer 2 and 3 bedroom units.

Totals in Use

	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 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	10,036	10,486	11,977	0	11,986	8,876		0
Average length of stay	0	1	4	5	0	5	0		0
Average Household size	0	3	2	2	0	2	2		0
# Homeless at admission	0	0	0	0	0	0	0		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	38	130	0	130	0	0
# of Disabled Families	0	4	51	400	0	398	2	0
# of Families requesting accessibility features	0	82	154	990	0	987	3	0
# 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

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

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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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:

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

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

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

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

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

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

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

Discussion

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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	39	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	17	5	0	0	0	0
Chronically Homeless Individuals	5	1	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	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:



Utah Balance of State



DAVIS COUNTY LHCC

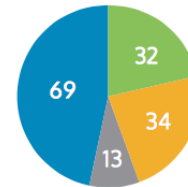
HOMELESS SUBPOPULATIONS:

2019 POINT-IN-TIME COUNT

SUBPOPULATION	NUMBER OF PERSONS	
	Sheltered	Unsheltered
Survivors of Domestic Violence (Adults and Minors)	44	5
Survivors of Domestic Violence (Adults Only)	17	5
Adults with HIV/AIDS	0	0
Adults with Substance Abuse Disorders	5	2
Adults with Mental Illness	6	4
Veterans	0	1
Chronically Homeless Veterans		
Chronically Homeless Persons in Households of Adults and Minors	0	0
Total Chronically Homeless Persons	1	5
Unaccompanied Youth (Under Age 24)	0	0
Youth Parent (Under Age 24)	0	0
Child of a Youth Parent	0	0

2019 HOUSING INVENTORY:

NUMBER OF BEDS



TYPE OF HOUSING



DAVIS COUNTY LHCC

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):

The Homeless Needs Assessment reflects data from the Davis County Local Homeless Coordinating Council's (LHCC) 2019 Point-in-Time Count (PIT). Data is unavailable to describe the number of persons experiencing homelessness each year, becoming homeless each year, exiting homelessness each year, and the number of days experiencing homelessness. Data is unavailable for the extent of homelessness within the City of Clearfield.

The 2019 State of Utah Annual Report of Homelessness noted that the numbers of individuals statewide being permanently housed and those returning to homelessness after being housed are moving in positive directions; however, there is still a need to improve in these areas. There are ongoing efforts to improve the accuracy of the data used to evaluate this goal.

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

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

The 2019 Point-in-Time Count (PIT) identified 27 children who were survivors of domestic abuse and receiving shelter. There were no unsheltered youth in the 2019 PIT.

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Recent Utah point-in-time homeless numbers show domestic abuse was the number one cause of homelessness in Davis County.

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

Safe Harbor Hope Housing is vital for strengthening the community in Davis County. Almost half of all homeless families are victims of domestic abuse and families are one of the fastest growing segments of the homeless population. *National Coalition Domestic Violence 2001 Report & HUD 2010 Homelessness Assessment Report*

The 2019 PIT counted 44 sheltered persons who are survivors of domestic violence and 5 unsheltered persons. Survivors of domestic violence account for 80% of the total population of homeless persons in the Davis County PIT.

Discussion:

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

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

Introduction:

Clearfield has a wide variety of public and private agencies that provide services to non-homeless special needs populations. Census, American Community Survey data, and consultation with local stakeholder groups provided the data for the non-homeless special needs assessment.

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

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

Describe the characteristics of special needs populations in your community:

Clearfield has a higher rate of disability for individuals under 65. The national average for persons under 65 with a disability is 8.6%, and it is 11.4% in Clearfield.

Additionally, Clearfield is a relatively young city with persons under 18 accounting for 34% of the population and children under 5 are 10% of the population. The national average for persons under 18 is 22% of the population. This large group relies on services to help nurture their growth into becoming productive and thoughtful citizens of the future. Factors surrounding schools, playgrounds, lead-based paint hazards, poverty, and crime, all play a significant role in ensuring that City's children are safe and grow up in livable neighborhoods.

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

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

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

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

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

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

Key data points

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

Discussion:

There are many organizations that work together to increase the housing and services for the special needs community in Clearfield. Teamwork between organizations plays an important role in the success of establishing and running an effective program.

DRAFT

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

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

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

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

The Housing Market Analysis provides information on:

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

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

Introduction

The City utilized the most current data available on housing conditions for the Market Analysis. Data is from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and HUD Comprehensive Market Analysis for the Ogden-Clearfield HMA. The overall distribution of housing types remains relatively unchanged since the previous Consolidated Plan. Residential properties are primarily comprised of traditional 1-unit detached units (53%) and apartment complexes of 2-19 more units (26%). Most owner-occupied (99%) and rental units (78%) have two or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,410	53%
1-unit, attached structure	775	8%
2-4 units	1,425	14%
5-19 units	1,250	12%
20 or more units	835	8%
Mobile Home, boat, RV, van, etc	580	6%
Total	10,275	100 %

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	335	8%
1 bedroom	15	0%	620	14%
2 bedrooms	525	10%	1,475	33%
3 or more bedrooms	4,640	89%	2,000	45%
Total	5,190	99 %	4,430	100 %

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Rental Housing Market

The rental housing market in the Ogden-Clearfield HMA is currently balanced, but tightening. The overall rental market vacancy rate (including single-family, homes, townhomes, mobile homes, and apartments) is currently estimated at 4.9 percent, down from 7.2 percent during 2010. **A tightening home sales market and rising sales prices forced some households that might prefer to own a home to remain**

renters, contributing to the tighter rental market compared with 2010. Rental units comprise an increasing share of the overall housing market in the HMA.

The share of renter households increased to 25.3 percent of all households, up from 24.0 percent in 2010. The share of renter households in the HMA is well below the national rate of 36.4 percent. Rental units consist of approximately 35 percent single-family homes, 60 percent multifamily units, including apartments and renter-occupied townhomes and condominiums, and 5 percent mobile homes (2015 ACS 1-year data). Apartment communities comprise approximately 30 percent of all rental units in the HMA and tend to have lower average rent, compared with nonapartment units (estimate by the analyst with support from Utah Apartment Association, 2016).

The apartment market is slightly tight. The current **apartment vacancy rate was 4.0** percent during the first quarter of 2017, down from 4.3 percent during the same quarter a year earlier and 6.0 percent during 2010 (Reis, Inc.). *HUD Comprehensive Market Analysis Ogden-Clearfield, Utah - 2017*

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

Federal Programs

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

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

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

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

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

Utah Housing Corporation

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

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

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

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

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

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

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

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

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

Sales Market

The sales housing market in the Ogden-Clearfield HMA is currently slightly tight. The home sales vacancy rate as of April 2017 is estimated at 1.4 percent, down from 1.9 percent in April 2010. A decline in distressed sales (real estate owned [REO] and short sales) offset an increase in regular resales during the past year. New home sales remained unchanged from a year earlier. Continued declines in the inventory of existing homes for sale and in distressed sales supported a larger increase in home sales prices during the past 12 months. New home sales have been relatively unchanged since 2013.

A construction labor shortage limited building new homes and contributed to rising home prices. New home sales averaged 1,450 homes a year from 2013 through 2016, up from a low of 1,025 during 2011, but well below the average of 3,725 homes sold a year from 2003 through 2007. During the 12 months ending March 2017, 1,525 homes sold, unchanged from the previous 12 months. New home sales prices averaged \$342,400 during the 12 months ending March 2017, up 7 percent from a year earlier. New home sales prices have increased an average of 6 percent a year since the 2009 low of \$230,900. Current new home sales prices are 6 percent above the 2007 peak of \$323,500.

Existing home sales rose from 2012 through 2016, as local economic conditions improved. Existing home sales have increased an average of 10 percent a year since 2012 to a recent high of 14,200 during 2016, up from a low of 9,200 in 2011. Existing home sales during 2016 were below the average of 17,750 homes sold annually from 2004 through 2007. Existing home sales prices have increased an average of 5 percent a year since the 2011 low of \$192,100 and are 3 percent below the 2007 peak of \$251,400. Distressed sales, which have an average sales price 13 percent below the average sales price of regular resales, comprised 6 percent of total existing home sales during the past 12 months, down from 10 percent during the previous 12 months and well below the peak of 30 percent during 2011.

The rate of seriously delinquent loans (loans that are 90 or more days delinquent or in foreclosure) and REO properties in the HMA peaked at the same time as the nation in 2010 but did not increase as much as the national rate and recovered more rapidly. During 2010, the rate of seriously delinquent properties in the HMA peaked at 4.9 percent, compared with a peak of 8.6 percent for the nation. The rate of seriously delinquent mortgages and REO properties in the HMA was 1.1 percent during March 2017, compared with a 2.4-percent rate for the nation.

Single-family home construction, as measured by the number of single-family homes permitted, has been above recession-era levels since 2012 but is well below levels from the early to mid-2000s. Slower population growth since 2010, compared with population growth during the 2000s, has contributed to the lower level of demand for new homes. From 2000 through 2007, a period of job growth in the HMA, single-family homes permitted averaged 4,175 homes a year. As payrolls declined, and into the first year of recovery from the decline, single-family permitting fell to an average of 1,550 homes a year from 2008 through 2011. From 2012 through 2016, single-family permitting averaged 2,200 homes a year,

approximately 650 homes a year above average recessionary levels but 1,975 homes below average prerecessionary levels. New subdivisions tend to be farther from Interstate-15 compared with existing homes, because most of the land adjacent to Interstate-15 has already been developed. *HUD Comprehensive Market Analysis Ogden-Clearfield, Utah - 2017*

Describe the need for specific types of housing:

Clearfield has a very high percentage of renters and would like to add more home-owners to the city. It is important that Clearfield continues their efforts in keeping a mix of housing types available throughout the city. Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. Housing cost burden tends to be the most significant challenge faced by low- and moderate-income residents, especially renters.

Discussion

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

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	146,100	153,600	5%
Median Contract Rent	721	840	17%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	814	18.4%
\$500-999	2,455	55.4%
\$1,000-1,499	1,025	23.1%
\$1,500-1,999	50	1.1%
\$2,000 or more	73	1.7%
Total	4,417	99.7 %

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	225	No Data
50% HAMFI	1,270	485
80% HAMFI	3,290	1,960
100% HAMFI	No Data	2,900
Total	4,785	5,345

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

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

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

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Data for monthly rent for fair market, high HOME, and low HOME rent is from the US Department of Housing and Urban Development from 20 and represents data for Ogden-Clearfield HUD Metro FMR. There is no data specifically for Clearfield, UT.

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

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

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

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

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

Discussion

Increased availability of affordable housing is critical to stabilizing Clearfield's families at-risk of homelessness and to making it possible for low-income families to improve their financial situation.

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

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

Introduction

Definitions

For the purposes of this Consolidated Plan, Clearfield will use the HUD housing quality standards as defined below:

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

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,135	22%	2,120	48%
With two selected Conditions	55	1%	170	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,995	77%	2,140	48%
Total	5,185	100 %	4,430	100 %

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,230	24%	1,200	27%
1980-1999	1,660	32%	1,845	42%
1950-1979	1,820	35%	1,110	25%
Before 1950	475	9%	275	6%
Total	5,185	100 %	4,430	100 %

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,295	44%	1,385	31%
Housing Units build before 1980 with children present	1,880	36%	800	18%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Over 44% of both owner-occupied homes and 31% renter-occupied homes were built before 1980. As these homes continue to age, repair and maintenance costs also increase. The Needs Assessment identified cost burden as the most common housing problem for Clearfield's citizens. Cost burden does not include the cost of repair and maintenance on the home. Consequently, if families are struggling financially, they will defer maintenance of their homes causing future need for standard and emergency residential rehabilitation.

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

For purposes of this plan, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards. The current data listed in the table Risk of Lead-Based Paint Hazard lists housing units built before 1980 with children present as 36% for owner-occupied homes and 18% for renter-occupied homes.

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

Discussion

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

Introduction

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

Totals Number of Units

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

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

Table 37 – 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:

Public Housing Condition

Public Housing Development	Average Inspection Score
Holly Haven - 1084 S 1000 E	82
Windsong Apartments - 1575 S 1000 E	93
Country Oaks	85
Clearfield Hills	86

Table 38 - Public Housing Condition

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

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

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

Discussion:

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

Introduction

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.

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

In Utah there are a variety of entities and services available to homeless persons. These start with the State Homeless 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.

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, Davis County Housing Authority, and Safe Harbor.

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.

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

Introduction

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

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

The greatest needs for special needs persons are 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 Community Learning Center, Open Door's Circle Program 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))

Many activities undertaken by the City benefit the non-homeless special needs population in an indirect way. Many non-homeless special need households will be served by the various housing rehab and home buyer assistance that help support low- and moderate-income residents in stable and affordable housing. Public services, too, will be utilized by special needs populations. Programs provided through Open Doors, Davis Community Learning Center, and the Open Doors help ensure that residents at risk of becoming homeless have the support and resources to stay in their stable permanent housing.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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 and the City's former consolidated plan.

- 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.
- 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.

The City's Good Landlord program has pros and cons. The program gives discounts on a required rental 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.

Clearfield Moderate Income Housing Plan

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

- **Bonding for Infrastructure Development** - Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure.
- **Density Bonus** - Density bonus programs can be a resource used by developers to leverage additional density than current zoning ordinances allow, they are also commonly used to complement the use of LIHTC tax credits. A density bonus can provide an increase in the number of dwelling units per acre, overall height or floor area ratio with the ultimate goal of more units being built on a single parcel. Density programs can allow for a percentage of increase in baseline permitted density in exchange for affordable housing units.
- **Accessory Dwelling Units (ADU)** - This would be a valuable options for those who desire to age in place, or others in need of income in the past the prime of their wage earning years. The zoning code currently prohibits accessory dwelling units (ADU) in all residential zones. Within 4 the past year the City studied the idea of allowing ADUs, however, concerns over cost of conversion given the construction codes for adding a small dwelling unit to an existing home seemed problematic. Additionally, the parking demand for both the primary and ADU raised

potential concerns. Allowing for ADUs in single family residents could be used as a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property.

DRAFT

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

Introduction

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

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	76	0	1	0	-1
Arts, Entertainment, Accommodations	1,171	604	12	5	-7
Construction	742	333	8	3	-5
Education and Health Care Services	1,512	1,927	16	15	-1
Finance, Insurance, and Real Estate	694	275	7	2	-5
Information	174	15	2	0	-2
Manufacturing	1,564	6,746	16	52	36
Other Services	339	197	4	2	-2
Professional, Scientific, Management Services	952	1,465	10	11	1
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	1,486	680	15	5	-10
Transportation and Warehousing	457	348	5	3	-2
Wholesale Trade	450	352	5	3	-2
Total	9,617	12,942	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	13,880
Civilian Employed Population 16 years and over	13,090
Unemployment Rate	5.62
Unemployment Rate for Ages 16-24	17.13
Unemployment Rate for Ages 25-65	3.29

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,610
Farming, fisheries and forestry occupations	665
Service	1,440
Sales and office	3,245
Construction, extraction, maintenance and repair	1,145
Production, transportation and material moving	1,225

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

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

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	660	65	300

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,510	175	890
Some college or Associate's degree	4,220	165	1,035
Bachelor's degree or higher	2,310	70	510

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	45	14	170	100	90
9th to 12th grade, no diploma	525	230	255	255	140
High school graduate, GED, or alternative	1,315	1,815	1,190	1,630	605
Some college, no degree	1,185	1,600	990	1,510	750
Associate's degree	240	600	425	555	130
Bachelor's degree	90	1,145	600	675	190
Graduate or professional degree	10	285	170	205	29

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,161
High school graduate (includes equivalency)	26,574
Some college or Associate's degree	27,105
Bachelor's degree	48,029
Graduate or professional degree	53,250

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

Hill Air Force Base

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

- The total economic impact of the base and the Utah Test and Training Range in the state is estimated at over \$3 billion annually.
- The base is the largest single-site employer in Utah, with more than **22,000 military and civilian employees**.

Freeport Center

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

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

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

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

Educational attainment measures can reflect the quantity (e.g., average years of schooling) or quality (e.g., average SAT score) of educational attainment. Educational attainment likely contributes to firm and regional innovation capacity by providing general and specific knowledge and skills that facilitate the creation, diffusion, and adoption of new technologies and other innovations.

Working-age adults need a minimum of a high school diploma to compete in today's workforce. Without it, they face greater employment challenges and economic hardship than those with a high school diploma or higher. Some argue that lacking a high school diploma bars individuals from entering the middle class. Those without a high school diploma are further limited to strictly low-skill jobs. Between the ages of 16 and 24, an estimated four in 10 adults without a high school diploma received some form of government assistance in 2001. Studies also reveal that high school dropouts are more likely to engage in criminal activity, use drugs and tobacco, and report poor mental health. The consequences of dropping out of high school do not stop at the individual. Communities and nations suffer from fewer skilled and productive workers to fuel economic activity and innovation. Higher dropout rates correspond to more crime, as well as public health and other social concerns. Government resources may need to be redirected from economic activities to support a growing need for government assistance when unemployment levels are high.

"Driving Regional Innovation: The Innovation Index 2.0"

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 U.S. Department of Commerce's Economic Development Administration (EDA) awarded a \$718,968 grant to Weber State University in Ogden, Utah, to help develop a new training program for the Ogden-Clearfield Launchpad entrepreneurship center (Center). The Center provides critical resources for early-stage entrepreneurs as they move through the startup life cycle. The EDA grant project, to be located near a Tax Cuts and Jobs Act designated Opportunity Zone, will be matched with \$720,702 in local funds and is expected to help create more than 60 jobs and generate \$2 million in private investment. This

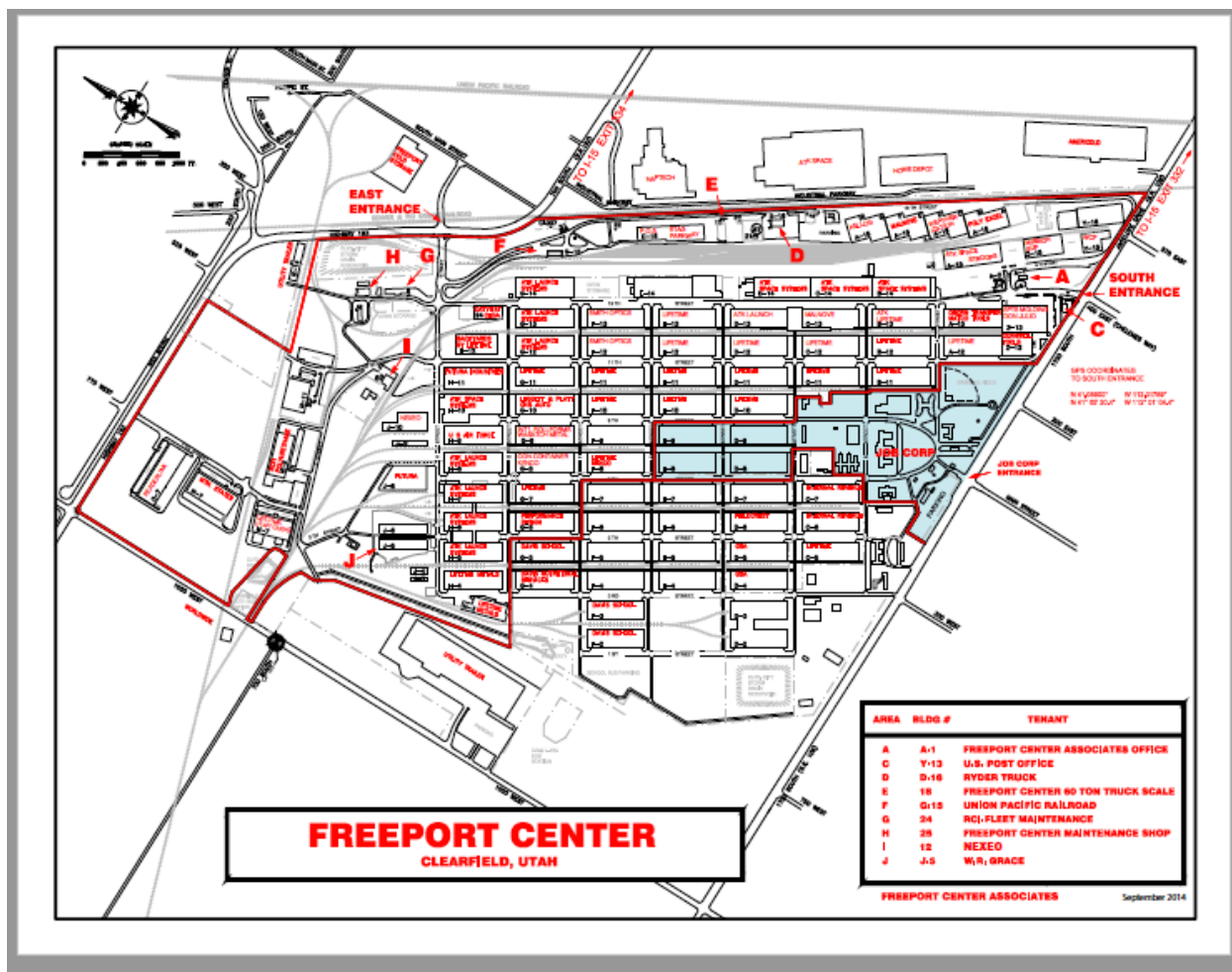
project was made possible by the regional planning efforts led by the Wasatch Front Economic Development District (WFEDD). EDA funds WFEDD to bring together the public and private sectors to create an economic development roadmap to strengthen the regional economy, support private capital investment, and create jobs.

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

Yes

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

Discussion



Freeport Center Map



About the Statement

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

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

At a Glance

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

PERSONNEL STRENGTH

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

SUMMARY OF PERSONNEL

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

APPROPRIATED FUND CIVILIANS

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

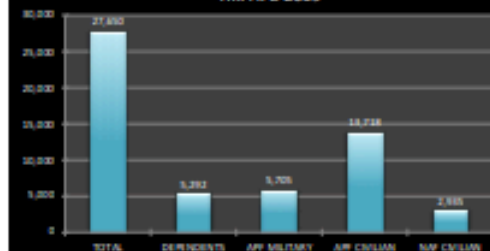
NON-APPROPRIATED FUND CONTRACT CIVILIANS & PRIVATE BUSINESS

Civilian NAF	274
Civilian BX	174
Contract Civilians (not elsewhere included)	2,451
Private Businesses On Base, By Type:	36
Branch Banks/Credit Union	25
Other Civilians (not elsewhere included)	11
TOTAL	2,935

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

PERSONNEL SUMMARY

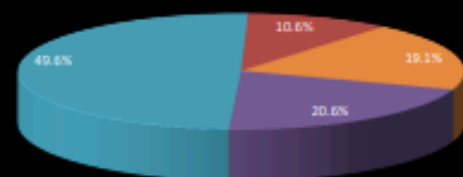
Hill AFB 2019



PERSONNEL SUMMARY BY %

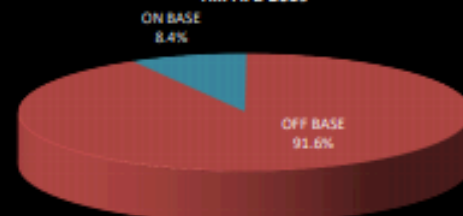
Hill AFB 2019

■ DEPENDENTS ■ AFF MILITARY ■ AFF CIVILIAN ■ NAF CIVILIAN



% OF APPROPRIATED FUND MILITARY PERSONNEL LIVING ON AND OFF BASE

Hill AFB 2019



HILL AFB Economic Impact 1



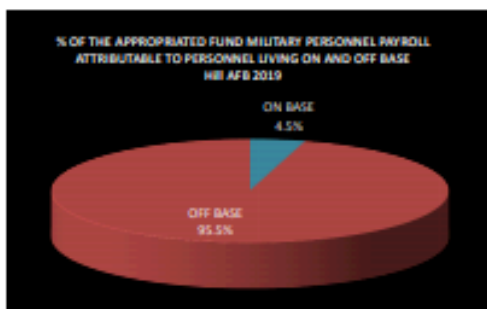
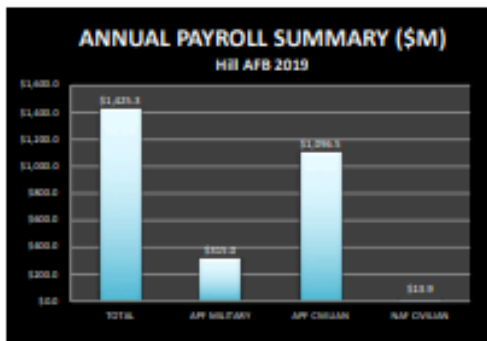
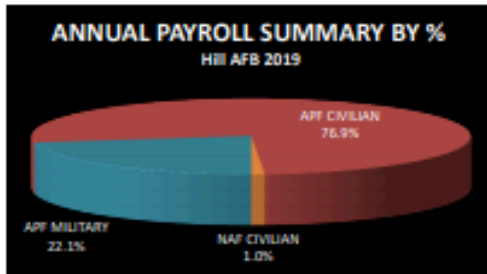
SUMMARY OF SALARIES

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

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

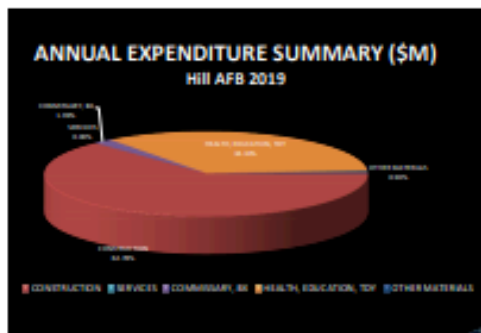
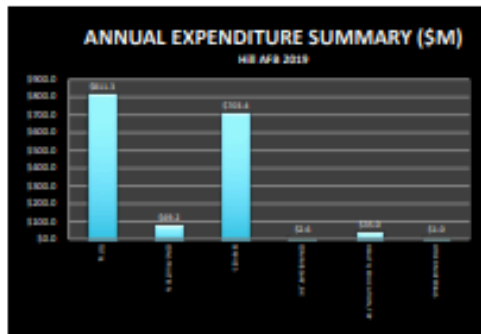
NON-APPROPRIATED FUND CONTRACT CIVILIANS & PRIVATE BUSINESS	
Civilian NAF	\$7,923,132
Civilian BX	\$4,299,396
Private Businesses On Base, By Type:	\$1,654,669
Branch Banks/Credit Union	\$777,750
Other Civilians (not elsewhere included)	\$876,919
TOTAL	\$13,877,197

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



page 2

HILL AFB Economic Impact 2



SUMMARY OF ANNUAL EXPENDITURES

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

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

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

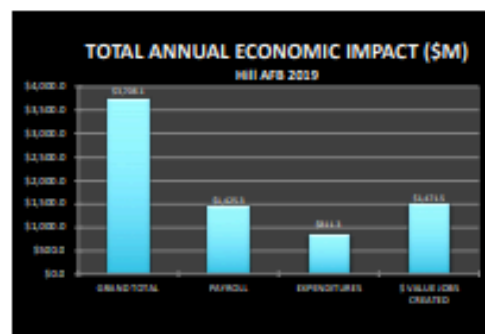
TOTAL EXPENDITURES: \$811,300,308



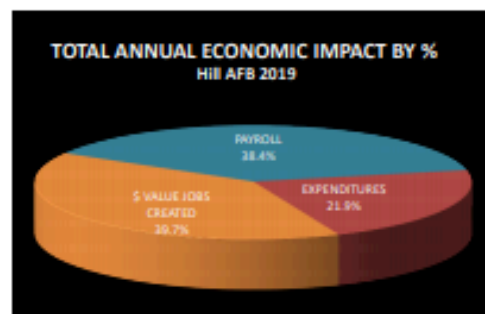
ESTIMATE OF NUMBER & DOLLAR VALUE OF INDIRECT JOBS CREATED

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

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



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



page 3

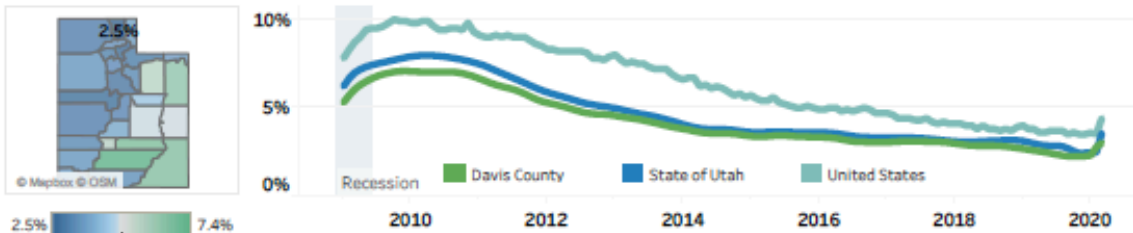
HILL AFB Economic Impact 3

ECONOMIC SNAPSHOT Davis County

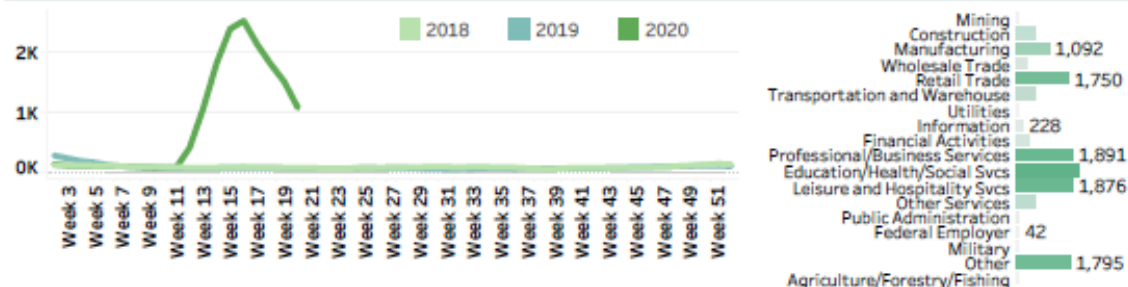


Seasonally Adjusted Unemployment Rate MARCH 2020

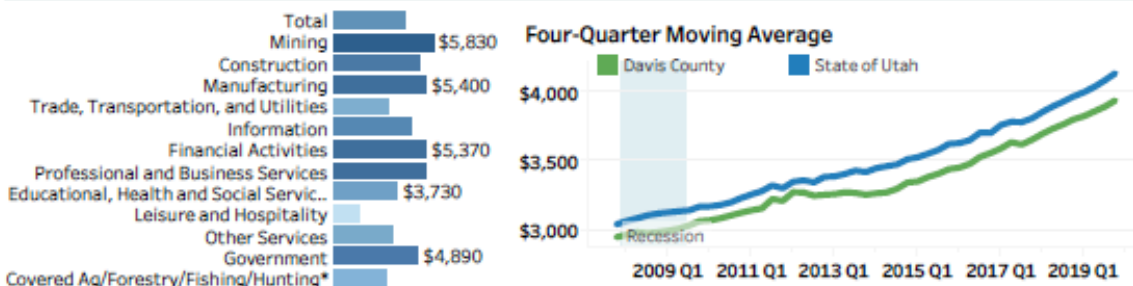
3.0% Davis County 3.6% State of Utah 4.4% United States



Initial Claims for Unemployment Insurance WEEK ENDING 4/18/2020 YTD



Average Monthly Wage* FOURTH QUARTER 2019*



Unemployment & Wages

Since the unemployment rate references the week including the 12th of the month, recently released rates showed only the first small wave of what will be the final total of COVID-19-related unemployed workers. Davis County's jobless rate increased only incrementally for March to 3.0 percent. 📈

First-time claims for unemployment insurance skyrocketed in the wake of public health directives. In the weeks prior to the stay-home instruction, an average of around 90 initial claims were filed per week in Beaver County, compared to an average of 2,458 claims in the weeks after. 📊

The county's average wages generally track slightly below the statewide figure, yet the trajectory mirrors the statewide performance. 💰

*Preliminary. Source: U.S. Bureau of Labor Statistics and Utah Dept of Workforce Services.

Economic Snapshot Davis County

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

Social Vulnerability Index

Another resource to evaluate the overall livability and safety of a neighborhood is the social vulnerability index (SVI). While SVI was originally developed as a way to assist communities in disaster preparedness, it can as help in identifying areas where vulnerable populations may be concentrated.

ATSDR's Geospatial Research, Analysis & Services Program (GRASP) created databases to help emergency response planners and public health officials identify and map communities that will most likely need support before, during, and after a hazardous event. CDC's SVI uses U.S. Census data to determine the social vulnerability of every census tract. Census tracts are subdivisions of counties for which the Census collects statistical data.

The domains that form the basis of the SVI are;

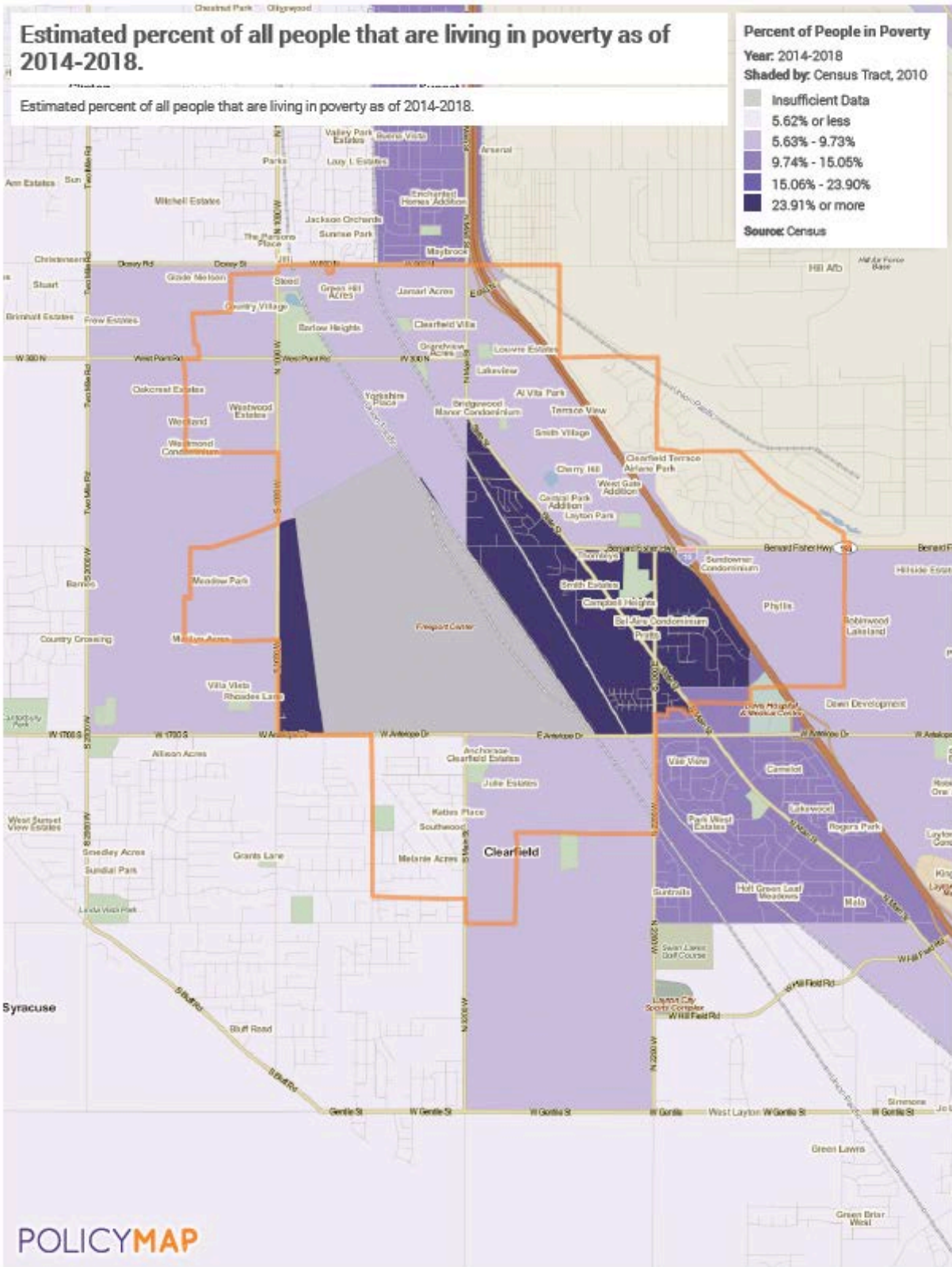
- Socioeconomic status
- Household composition and disability

- Minority status and language, and
- Housing and transportation.

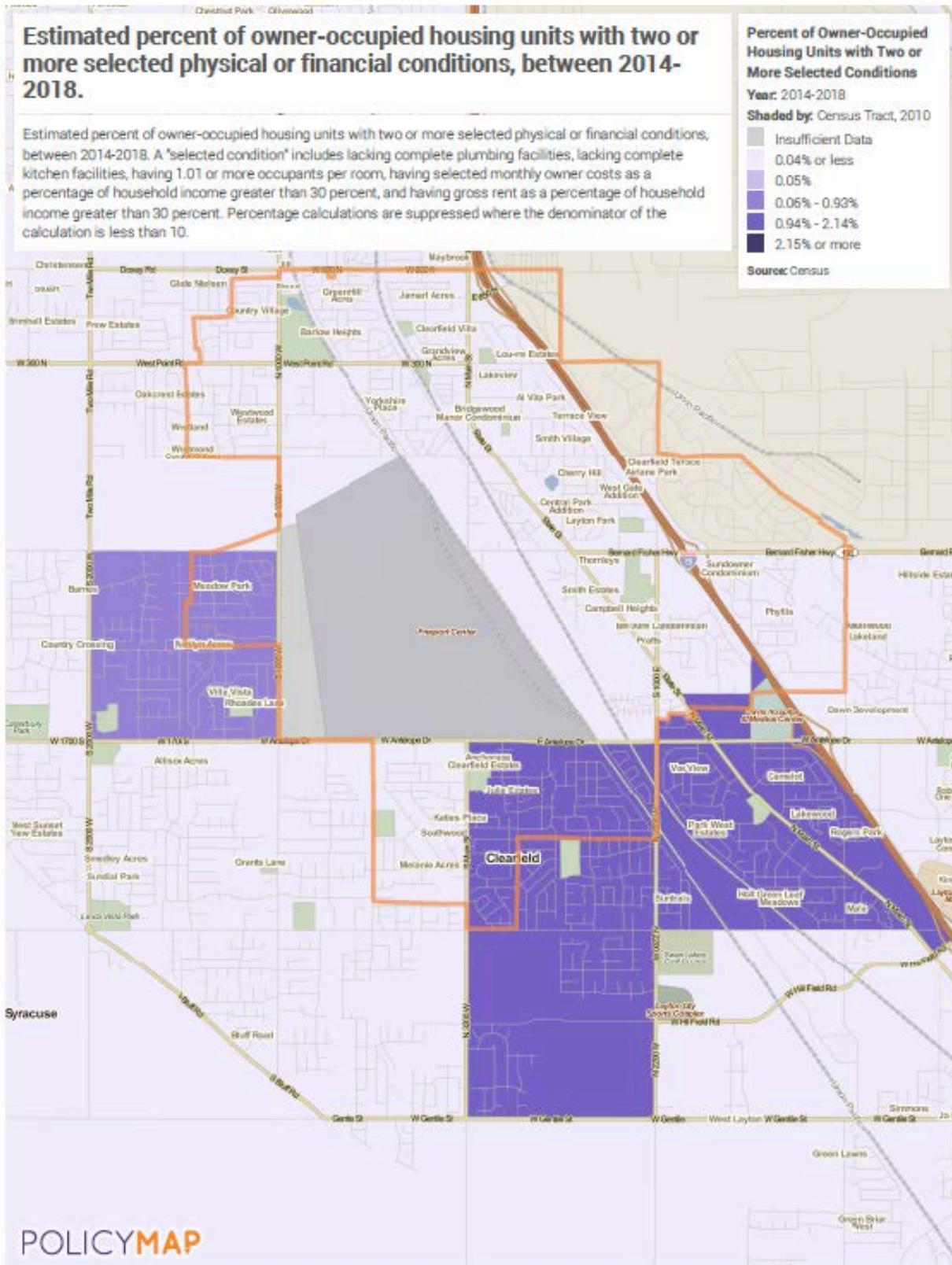
What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

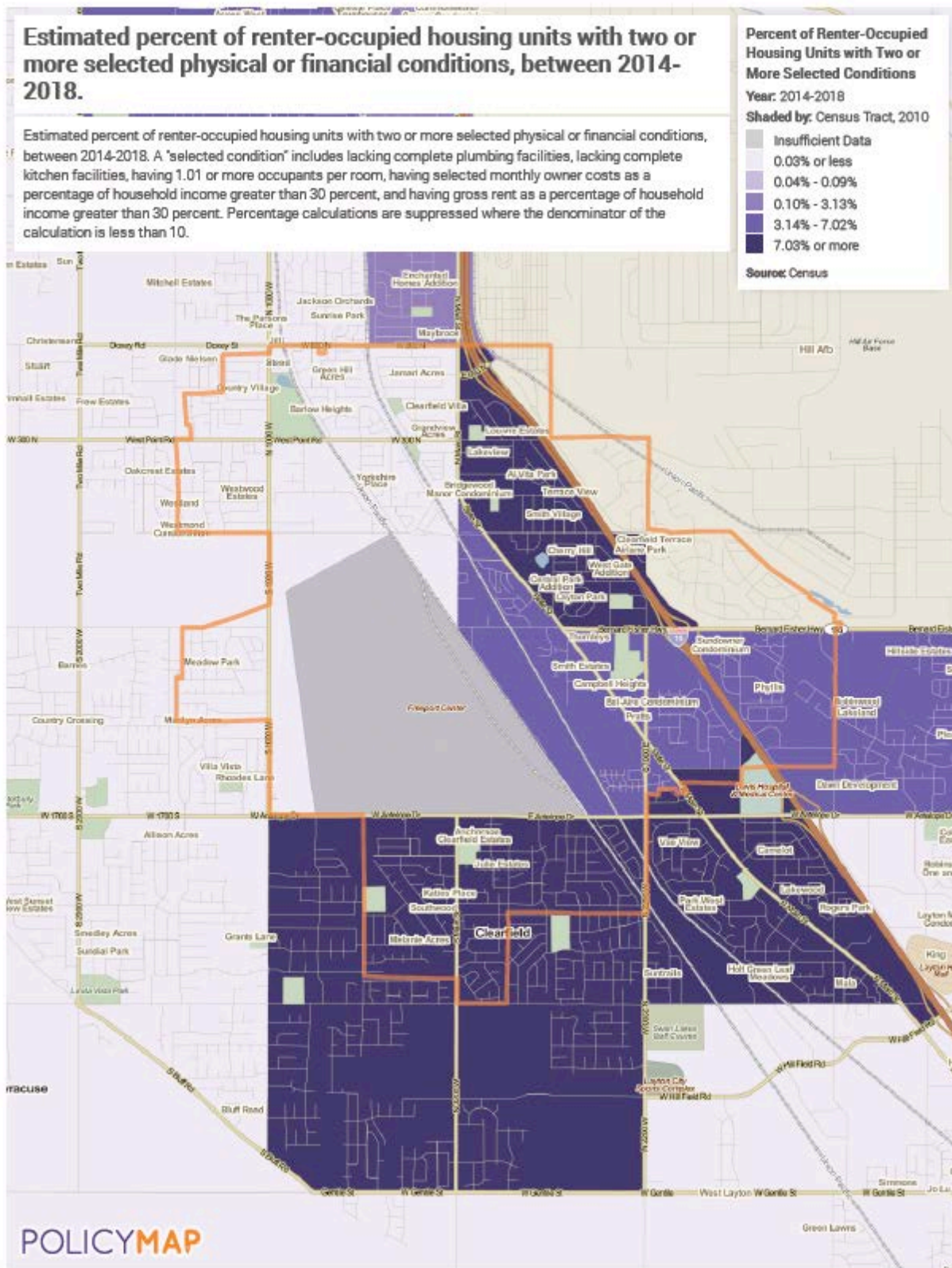
Are there other strategic opportunities in any of these areas?



Percentage of Residents in Poverty



Owner-occupied 2 or more



Renter-occupied 2 or more

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

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

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

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

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

The current standard for broadband in the U.S. is internet with a 25 Mbps (Megabits per second) download speed. Though Netflix says it needs only 5 Mbps to stream video, the 25 Mbps threshold is intended to satisfy the different needs; high-quality downloads, video communication, and multiple demands of a single household's network.

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

- 10 percent of all Americans (34 million people) lack access to 25 Mbps/3 Mbps service.
- 39 percent of rural Americans (23 million people) lack access to 25 Mbps/3 Mbps.
- By contrast, only 4 percent of urban Americans lack access to 25 Mbps/3 Mbps broadband.
- The availability of fixed terrestrial services in rural America continues to lag behind urban America at all speeds: 20 percent lack access even to service at 4 Mbps/1 Mbps, down only 1 percent from 2011, and 31 percent lack access to 10 Mbps/1 Mbps, down only 4 percent from 2011.
- Americans living in rural and urban areas adopt broadband at similar rates where 25 Mbps/ 3 Mbps service is available, 28 percent in rural areas and 30 percent in urban areas.

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

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

The FCC Fixed Residential Broadband Providers Map displays data showing the number of providers reporting residential fixed broadband in Clearfield. The map shows the number of providers available with the most recent data from December 2018 with >25/3 Mbps. The City has complete coverage with diverse broadband providers for residents to choose from.

While several broadband providers are available to residents, low- and moderate-income census neighborhoods have a low percentage of households subscribing to broadband. Some residents may be accessing internet service utilizing their mobile phone and the data from 2014-2018 may be out of date.

Among all households, 58.9 percent had a cellular data plan; 74.5 percent had a broadband subscription such as cable, fiber optic, or DSL; 6.1 percent had a satellite internet subscription; 0.3 percent had dial-up alone; and 0.1 percent had some other service alone. (2014-2018 ACS)

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

	Percent
Cellular data plan	58.9
Broadband such as cable, fiber optic, or DSL	74.5
Satellite	6.1
Dial-up alone	0.3
Other service alone	0.1

Types of Internet Subscriptions

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

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

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

Environmental health contributes to public expectations in four major needs: safe air, safe water, safe food and safe places (e.g., homes, work places, recreational places, etc.). Climate impacts each of these needs in an immediate way. The public is concerned about how local climates are impacting their need for clean air and water, safe food and safe places. The public is asking public health professionals to address these concerns through surveillance, assessment and policy implementation. The Utah Environmental Public Health Tracking Network helps by providing data to support these three functions. *Climate Change and Public Health in Utah*, Utah Department of Public Health, 2019

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

Severe Winter Storms East winds are common to the area. Sustained winds in excess of 50 mph with gusts of over 80 mph are not uncommon. Property damage caused by east winds has, and continues to occur frequently in Clearfield. The majority of damage is to residential structures with shingles and siding being torn off, fences being blown over and trees being toppled. On rare occasions, a roof may be torn off a building. Tractor-trailer rigs may be blown over on I-15, which results in all high profile vehicles being prohibited from travel during the high winds. Trains have also been blown off the tracks in the Centerville/Farmington area. Major electrical power lines have been damaged or blown down, causing power outages throughout the county. Additionally, secondary power lines are inevitably blown down in some locations, resulting in loss of power to traffic signals, businesses, and homes. With this loss of power, many homeowners are unable to heat their homes and cook food, therefore making it essential that they have alternate methods for heating and cooking. On the average, Clearfield experiences at least one east wind episode yearly, usually during the winter months. In the summer months it would not be uncommon for thunderstorms to strike Clearfield with severe micro burst winds that can cause damage to structures, and hurl debris causing injury to persons caught in the open.

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

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

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

Tornadoes Davis County is subject to severe damage resulting from tornadoes and extremely high winds.

Emergency Operations Plan, City of Clearfield, 2019

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

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

Additionally, Clearfield's has several Census Block's with a high social vulnerability index. These are the areas where residents may need additional support and assistance in the event of disaster event.

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

When referencing heat-related diseases, the two most common illnesses are **heat exhaustion and heat stroke**. Heat stroke is a serious condition that can cause permanent damage and death. Those at an increased risk for heat stroke are young children, individuals 65 years of age and older, people who are overweight or taking certain medications.

Cardiovascular diseases are associated with heat as well. Hotter temperatures cause the heart to beat faster and work harder as part of the body's cooling process. As previously mentioned with heat stroke,

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

RESPIRATORY DISEASE The two forms of respiratory illness that are cause for concern as it pertains to climate change are asthma and allergies. Asthma is a disease that affects the lungs where allergies occur due to the immune system's overreaction to certain environmental triggers. Individuals with asthma suffer from tightness in the chest, have trouble breathing and experience recurring episodes of wheezing. Unfortunately, asthma is one of the most common diseases among children, yet adults suffer with asthma as well. There are a variety of environmental exposures that could trigger an asthma attack. Common triggers include outdoor or indoor air pollution, allergens from pets or pollen, physical activity, cigarette smoke and viral infections, such as pneumonia (UDOH). *Climate Change and Public Health in Utah*, Utah Department of Public Health, 2019

HAZARD ANALYSIS

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

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

Table 3-2 Hazard Analysis Table

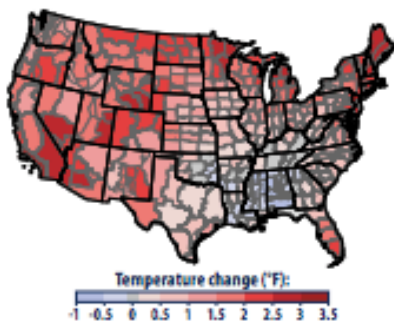
Hazard	Frequency	Warning Lead Times	Consequences	Population/Area at Risk
Avalanche	Low	Minutes	Low	Site
Landslide	Low	Hours to days	Low	Site
Drought	Low	Weeks to months	Medium	Countywide
Earthquake	Medium	Minutes	Catastrophic	Countywide
Epidemic	Low	Weeks to occurrence	Catastrophic	Countywide
Flooding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

What Climate Change Means for Utah

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

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

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



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

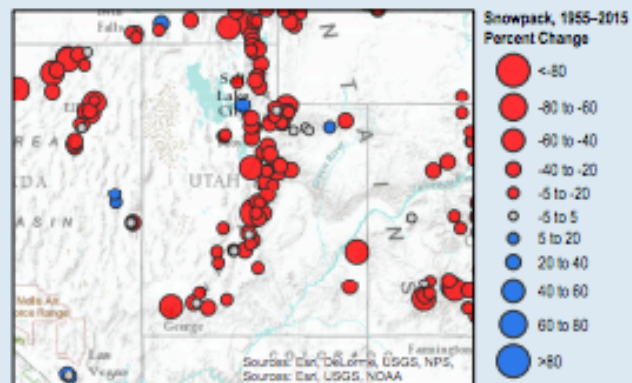
Snowpack

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

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



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



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

What Climate Change Means to Utah (1)

Water Availability

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

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

Agriculture

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

Wildfires and Changing Landscapes

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

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

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

Pests

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



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

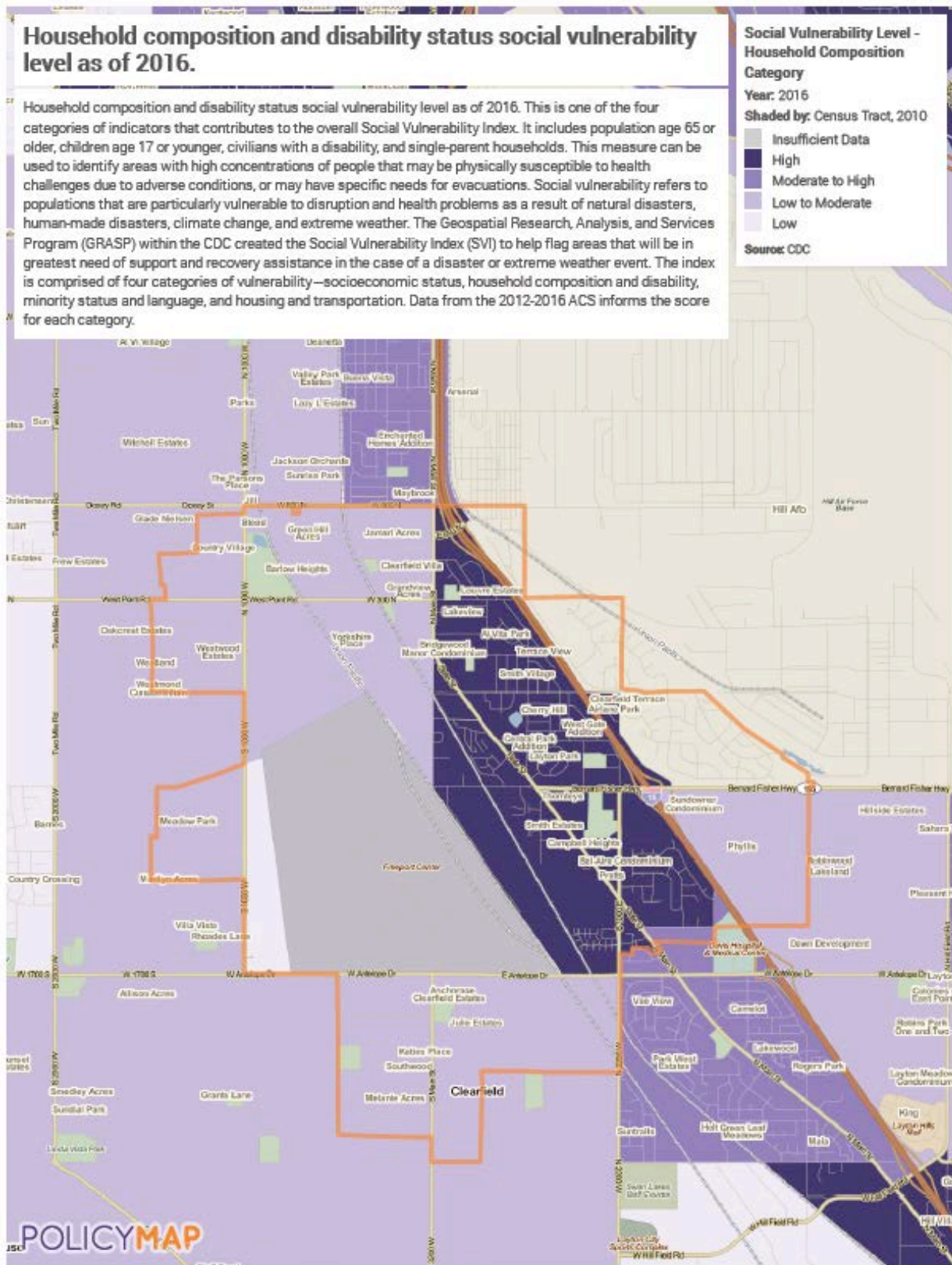
Human Health

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

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

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

What Climate Change Means to Utah (2)



SOCIAL VULNERABILITY INDEX

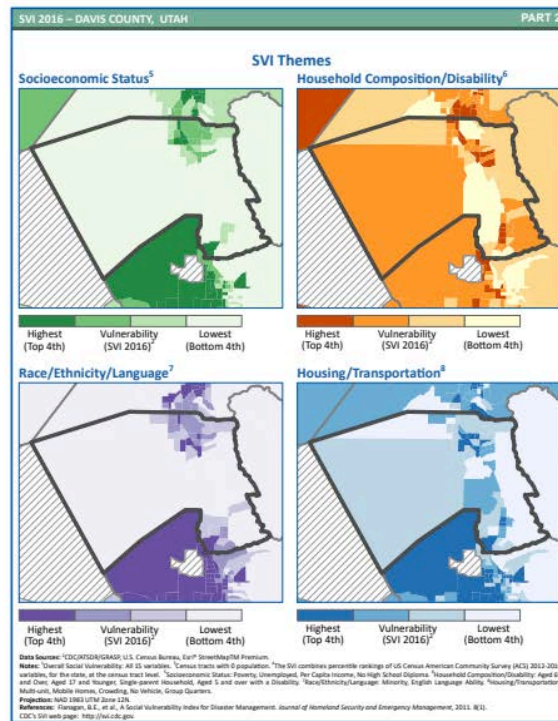
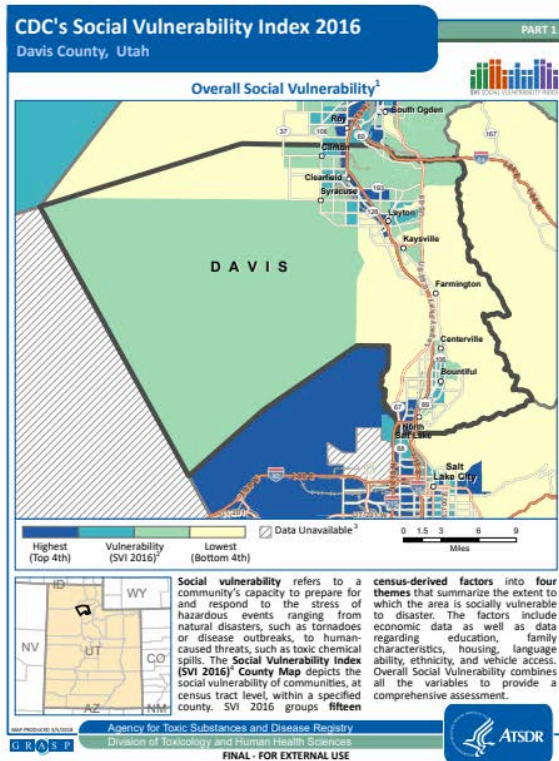
CDC Social Vulnerability Index

Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or a disease outbreak, or an anthropogenic event such as a harmful chemical spill. The degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, may affect that community's ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community's social vulnerability.

ATSDR's Geospatial Research, Analysis & Services Program (GRASP) created Centers for Disease Control and Prevention Social Vulnerability Index (CDC SVI or simply SVI, hereafter) to help public health officials and emergency response planners identify and map the communities that will most likely need support before, during, and after a hazardous event. SVI indicates the relative vulnerability of every U.S. Census tract. Census tracts are subdivisions of counties for which the Census collects statistical data. SVI ranks the tracts on 15 social factors, including unemployment, minority status, and disability, and further groups them into four related themes. Thus, each tract receives a ranking for each Census variable and for each of the four themes, as well as an overall ranking.

CDC SVI can be used to:

- Allocate emergency preparedness funding by community need.
- Estimate the type and amount of needed supplies such as food, water, medicine, and bedding.
- Decide how many emergency personnel are required to assist people.
- Identify areas in need of emergency shelters.
- Create a plan to evacuate people, accounting for those who have special needs, such as those without vehicles, the elderly, or people who do not speak English well.
- Identify communities that will need continued support to recover following an emergency or natural disaster



DAVIS COUNTY SVI

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Clearfield's 2020-2024 Consolidated Plan is a five-year strategic plan to provide an outline of action for the community as it works toward meeting the housing and community development needs of its low- and moderate-income and special needs households. The plan's development includes a profile of the community and its economy, and an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

Priorities were determined through analysis of multiple data sources:

- Clearfield Impediments to Fair and Affordable Housing Draft
- Clearfield Moderate Income Housing Plan (2019)
- Clearfield General Plan (2017)
- Clearfield Long Range Strategic Plan (2016)
- State of Utah Affordable Housing Report (2019)
- Davis County Health Needs Assessment - Implementation Plan (2018-2020)
- Davis County Community Health Improvement Plan (2019-2020)
- Utah Department of Health, Annual HIV Surveillance Report (2018)
- State of Utah Strategic Plan on Homelessness (2019)
- Davis County Market at a Glance, HUD PD&R / Economic & Market Analysis Division (2020)
- Clearfield-Ogden Comprehensive Market Analysis, HUD Office of Policy and Research, (2017)
- Policy Map, Community Profile 2020
- Stakeholder meetings and surveys
- Citizen input gathered through survey results
- Staff recommendations
- Community Housing Assessment Strategy (CHAS) data
- American Housing Survey (AHS) data
- American Community Survey (ACS) 2013-2017 5-Year Estimates

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

Over the course of the 2020-2024 Consolidated Plan the City has established goals and outcomes to around:

- Public Services

- Down Payment Assistance
- Housing Rehabilitation
- Public Infrastructure
- Planning and Administration

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

As the needs of our community in reaction to the COVID-19 pandemic continues to evolve, the City plans to utilize CARES Act funding, if necessary and reasonable to assist in preventing, preparing for, and responding to coronavirus as described in the CARES Act.

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

Geographic Area

Table 47 - Geographic Priority Areas

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

General Allocation Priorities

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

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

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

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

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

Narrative (Optional)

The City of Clearfield seeks to encourage the viable community development of the community by promoting integrated approaches that **provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons**. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. Housing and community development are not viewed as separate programs, but rather as among the myriad elements that make up a comprehensive vision of community development.

The Priority Needs align with the City's Moderate Income Housing Plan.

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

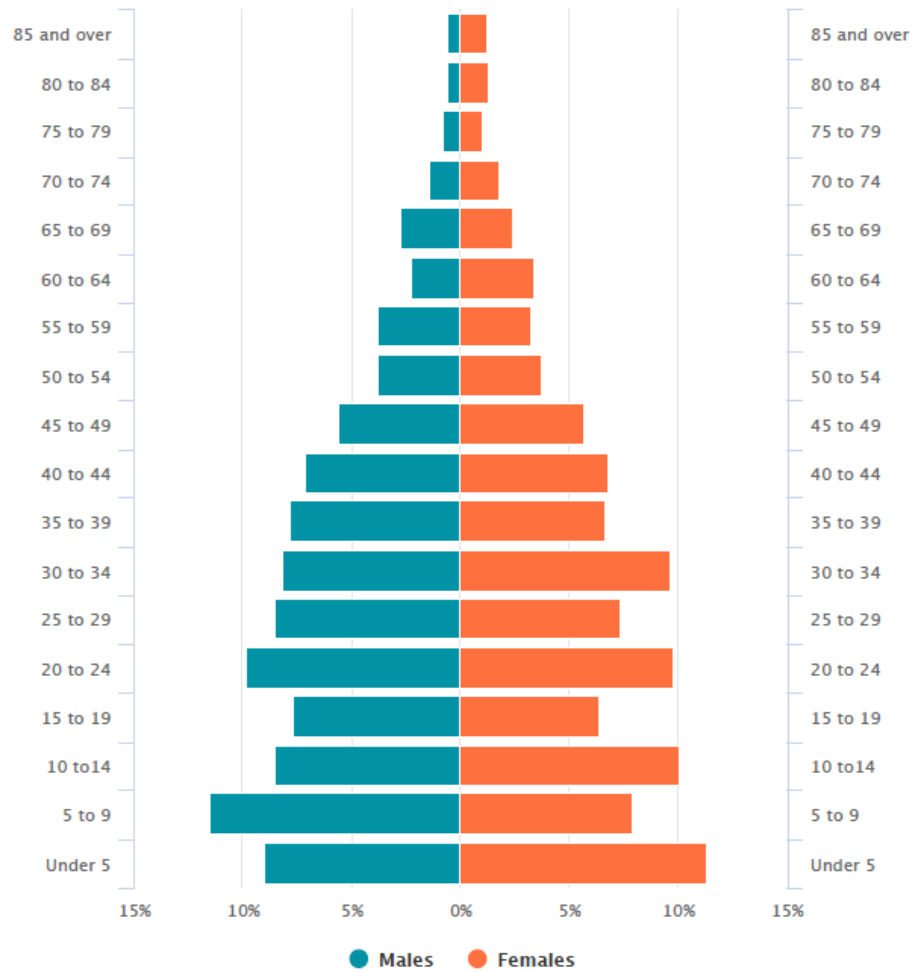
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Clearfield acknowledges the high need for decent, affordable housing within the city. The City does not use CDBG funds for TBRA. The City does support Safe Harbor domestic violence shelter and the Open Doors, Circle Program, both of which help support residents with the tools to stay in permanent housing. As the City looks to respond to the community needs exacerbated by the onset of the COVID-19 pandemic's economic effects and sharp spike in unemployment rates, it will also respond by potentially providing emergency assistance, as necessary, to low- and moderate-income residents stay in their homes and avoid homelessness.
TBRA for Non-Homeless Special Needs	The City of Clearfield acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs. Below is a list of programs currently being utilized by the City. Low-Income Housing Tax Credits (LIHTC) - LIHTC is a federal low-income housing tax credit program that will provide a subsidy for the construction of affordable rental units serving residents at 60% area median income or below. Developers can utilize a 4% IRS credit. The Utah Housing Corporation manages the LIHTC program in Utah and ensures compliance with IRS requirements and long-term deed restrictions. LIHTC has been a successful tool used on a national and local level to build and sustain the moderate-income housing stock. Land Acquisition - Many communities use land acquisition as a means to incentivize developers to create moderate-income housing stock. This tool creates a public-private partnership in which the City owns land and, through a competitive process, “grants” the land to a qualified developer to build a housing product that addresses the needs of the community. This program helps reduce the parcel purchase cost for the developer and is a mechanism to help the overall affordability of the project. Down Payment Assistance - This program is administered Davis Community Housing Authority, a nonprofit organization. The agency provides a set amount of money (predetermined by the City of Clearfield) to qualified homebuyers. Homebuyers can use the money to cover their down payment or closing costs. Participants of the program are required to agree to a term of residency in the home and is required to use it as their principal residence.
Rehabilitation	Clearfield partners with Davis Community Housing Authority to provide rehabilitation for low- and moderate-income homeowners. This program helps to ensure that residents can have livability improvements that improve their health and safety.
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

Population by Age and Sex for Clearfield city, Utah in 2014-2018



2014-2018 ACS Population by Age and Sex

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	219,591	0	0	219,591	878,364	

Table 50 - Anticipated Resources

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

Though matching funds are not required in order to receive CDBG dollars the public service projects leverage additional resources. See below for a more detailed description of the funding resources. Public service recipients are expected to leverage funds and report to the City any match funds they receive.

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

The City anticipated that in the 2020 Action Plan that funding will be used by Davis County to help provide ADA access to the Senior Center. No other specific publicly owned land or property has been identified for future activities.

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 Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COUNTY	Government	public facilities	Region
DAVIS COUNTY HOUSING AUTHORITY		Ownership Rental public services	Region
Safe Harbor (Davis Citizens Coalition Against Violence)	Non-profit organizations	public facilities	Region
Open Doors	Non-profit organizations	Public Housing	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Clearfield has a variety of service providers who provide targeted assistance and mainstream services, such as health, mental health, and employment services to homeless persons and persons with HIV.

The City is administering HUD CDBG programs both internally and working with external partners. The City has a strong working relationship with the Davis County Housing Authority who helps manage the City's housing rehabilitation program and down payment assistance program. Area non-profits help to provide public service activities that improve the lives of low- and moderate-income residents.

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

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

Table 52 - Homeless Prevention Services Summary

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

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

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

The City of Clearfield does not operate any homeless facilities. The capacity within Davis County of year-round homeless beds is limited. In Davis County, there are currently 32 emergency shelter beds for victims of domestic violence, 127 transitional housing units, and 44 permanent supportive housing units.

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

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

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

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

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

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

SP-45 Goals 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	Housing Affordability and Rehabilitation	2020	2024	Affordable Housing	Citywide	Provide Decent Housing Create a Suitable Living Environment	CDBG: \$663,675	Homeowner Housing Rehabilitated: 50 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted
2	Facility Improvements	2020	2024	Non-Housing Community Development	Citywide	Create a Suitable Living Environment	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$164,690	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2020	2024	Program Administration	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$219,590	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Affordability and Rehabilitation
	Goal Description	The City will continue to revitalize the community through helping to increase the availability of decent, affordable housing. - The City will continue to fund the rehab of housing occupied by LMI households and other activities that provide affordable housing to residents. - The City will help support LMI households to have stable, safe, and affordable housing. The City will help support home ownership assistance for LMI homebuyers.
2	Goal Name	Facility Improvements
	Goal Description	The City is in continual need of updating its infrastructure, which includes ADA improvements, sidewalks, trails, curb, gutter, parks, water/sewer lines, and other projects eligible under this designation.

3	Goal Name	Public Services
	Goal Description	The City will continue to support the public services providers that provide a range of benefits to City residents.
4	Goal Name	Administration
	Goal Description	Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration.

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

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

- 50 LMI households assisted with homebuyer assistance
- 50 LMI households assisted with health and safety home rehabilitation

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

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

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

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

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

Activities to Increase Resident Involvements

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

Future Advantage Savings Track

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

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

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 and the City's former consolidated plan.

- 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.
- 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.

The City's Good Landlord program has pros and cons. The program gives discounts on a required rental 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

Clearfield Moderate Income Housing Plan

The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs. Below is a list of programs currently being utilized by the City.

Clearfield Moderate Income Housing Plan 2

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

- **Bonding for Infrastructure Development** - Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure.
- **Density Bonus** - Density bonus programs can be a resource used by developers to leverage additional density than current zoning ordinances allow, they are also commonly used to

complement the use of LIHTC tax credits. A density bonus can provide an increase in the number of dwelling units per acre, overall height or floor area ratio with the ultimate goal of more units being built on a single parcel. Density programs can allow for a percentage of increase in baseline permitted density in exchange for affordable housing units.

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

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

Davis County LHCC has coordinated entry points in Clearfield through the following partners:

- Open Doors Clearfield – 1360 E 1450 S, Clearfield, UT 84015
- Department of Workforce Services – 1290 E 1450 S, Clearfield, UT 84015
- Aging Services of Davis County – 22 S State St., 3rd floor, Clearfield, UT 84015
- Davis County Health Department – 22 S State St., Clearfield, UT 84015

Additionally, Clearfield Police Department helped to coordinate the efforts for the annual point-in-time count. The coordinated effort not only aimed to help count the number of persons in Clearfield experiencing homelessness but also to provide information and support on services that are available.

Addressing the emergency and transitional housing needs of homeless persons

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

Clearfield has only one emergency shelter. **Safe Harbor**, a non-profit organization, with on staff Safe Zone certified advocates, provides shelter, supportive services, and advocacy to survivors of domestic

violence and sexual assault, as well as education, awareness and resources. Recent Utah point-in-time homeless numbers show domestic abuse was the number one cause of homelessness in Davis County.

Crisis Shelter

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

The crisis shelter offers:

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

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

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

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

In Clearfield, Safe Harbor is the only agency providing homelessness services within the city limits. Safe Harbor provides transitional housing for domestic survivors.

Safe Harbor Housing Assistant Program

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

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

Open Doors

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

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

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

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

- **Rapid Rehousing.** Allows homeless individuals and families to work with a caseworker to secure and maintain permanent housing.

- **Food Bank** Food Bank assists low-income families by providing them with 3-5-day emergency food supply through a client choice model.
- **VITA** VITA Tax Program provides families with free tax assistance to help them receive the earned Income tax credits.
- **Sub for Santa** Sub for Santa helps low-income families with holiday assistance. Each family receives two gifts per child and a holiday stocking. This program unites the community through a shared sense of giving.
- **Circles** Circles is a 12-week best practices class aimed at helping low-income individuals break the cycle of poverty. This peer-mentoring program provides participants with the tools to overcome the barriers of poverty. After 12 weeks, students graduate and are matched with peer mentors for job training in different fields of business and trade.



FY 2018/19 SERVICES SNAPSHOT



4,079

clients served



18,575

nights of safety



47,209

services provided

Safe Harbor served 4,079 individuals, a 38% increase from the prior fiscal year.



66%
Female

33%
Male

1%
Other



Safe Harbor's free services are available to anyone impacted by domestic abuse or sexual assault.



Client outcomes are as important as access to services with clients completing the voluntary survey reporting great gains.

Homeless Prevention

Data is derived from HUD grant yearly report

91%

families moved into permanent housing

73%

resided in supportive housing for 6 months

61%

of heads of households obtained employment

58%

heads of households completed 6 Life Skills Classes

32%

heads of households obtained a certificate of completion in a school program with a positive job outlook

52%

families were diverted from homelessness

Open Doors Homelessness Prevention

Circles Peer Mentoring Program

Data is derived from Circles USA data base



32% obtained full time employment

12% purchased homes

22% increased assets

8% obtained living wage jobs

38% increased education/job skills

Open Doors Circles Peer Mentoring

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

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

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

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

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

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

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

For purposes of this plan, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards. The current data listed in the table Risk of Lead-Based Paint Hazard list housing units built before 1980 with children present as 18% for rental housing and 36% for owner-occupied.

Utah Department of Health, Environmental Public Health Tracking (EPHT) reports that cases of confirmed lead-based paint poisoning for children under 5 years of age and under are continuing to rise over the past five years.

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

Additionally, in 2017 the Utah Department of Public Health reported that 269 children age 5 and under were tested for LBPP and that **99 tested positive.**

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

Housing Rehabilitation Lead-based Paint

The City of Clearfield's lead-based paint process, administered by Davis County Housing Authority, involves the following areas: notification, lead hazard evaluation; lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built prior to 1978.

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

Utah Department of Health Environmental Epidemiology Program (EEP)

The Utah Department of Health Environmental Epidemiology Program (EEP) collaborates with clinical laboratories to report all blood lead tests conducted on Utah residents, either on a daily, weekly or monthly basis, and if a child is identified with an elevated blood lead level (EBLL) the laboratory notifies either the EEP or local health department (LHD) to ensure timely reporting of the EBLL child. The EEP shares the data with all local health departments. The LHD assists the EEP by providing case management of children identified with an EBLL. Surveillance data is kept in the Utah Blood Lead

Registry (UBLR), housed in the EEP. The analysis of the data helps in determining trends, prevalence of EBL children, screening rates among specific high-risk populations, and areas identified high risk such as older housing and mining communities. The EEP program relies extensively on the LHDs to assist parents/guardians of children who need educational, medical, and environmental assessments. The LHD also serves as a repository of information collected from each EBL child and provides assistance upon request.

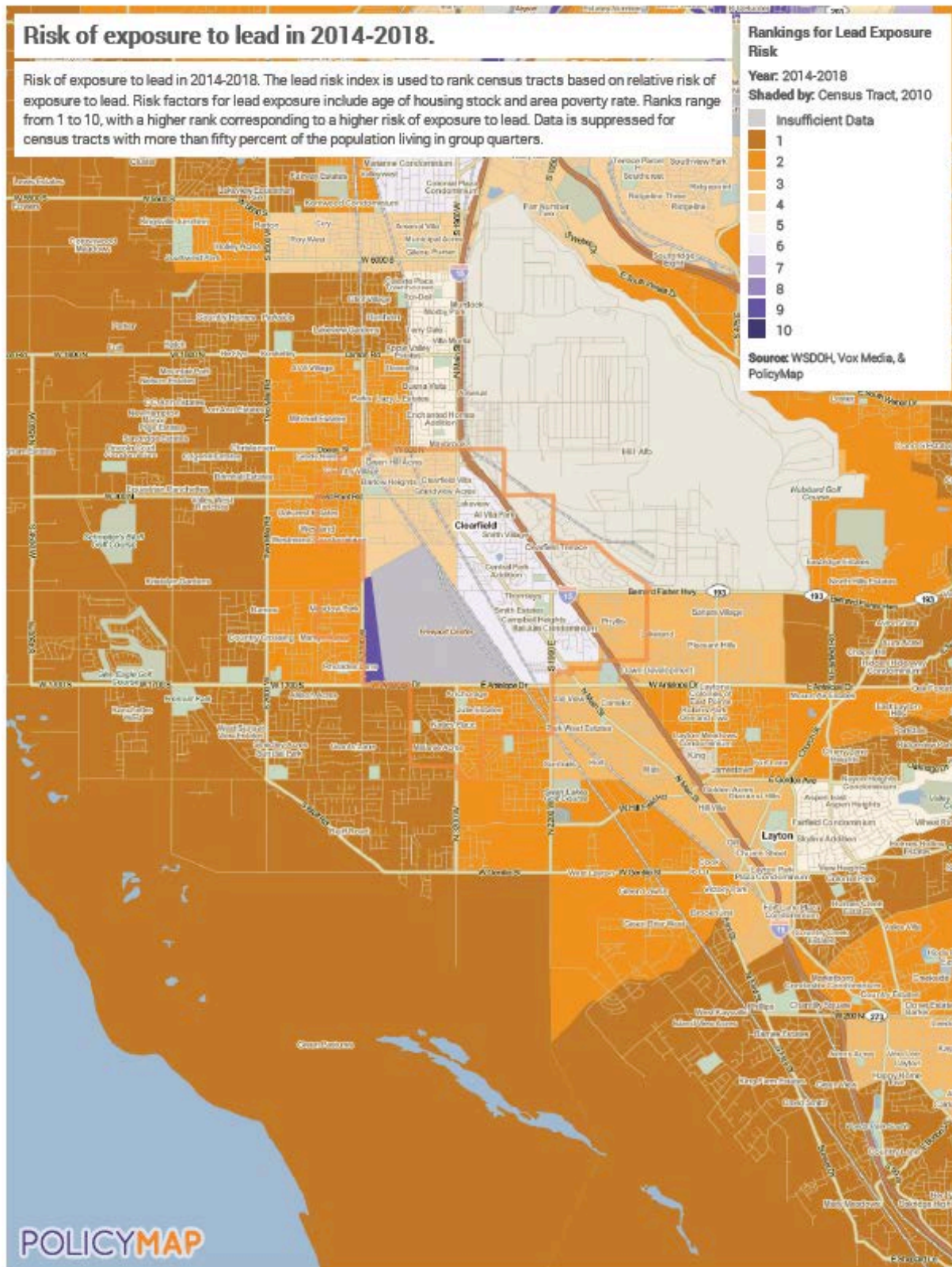
Lead poisoning prevention educational materials are distributed from the EEP, LHDs, Baby Your Baby Program, Wee Care Program, Utah Department of Air Quality/Lead-Based Paint Program, Migrant Head Start Program, some physicians, and federal agencies such as: Centers for Disease Control and Prevention, Environmental Protection Agency, Housing and Urban Development, and the Agency for Toxic Substances and Disease Registry.

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

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

2017	99
2016	50
2015	26
2014	19
2013	14

Table 54 - Children 5 years of age and under with confirmed LBP poisoning in Davis County, Utah



Risk of exposure to lead in 2014-2018.

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

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

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

The needs goals, and projects outlined in the Consolidated Plan all work together to help reduce poverty. While poverty is a function of factors (many of which are) beyond the control of city policies, providing citizens of Clearfield with affordable, quality housing in economically diverse neighborhoods, can foster economic mobility and at least soften the impact of poverty. Moving forward with both service outreach and housing policies which help LMI persons find quality housing will help limit the extent of poverty in Clearfield.

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

Moderate Income Housing Report

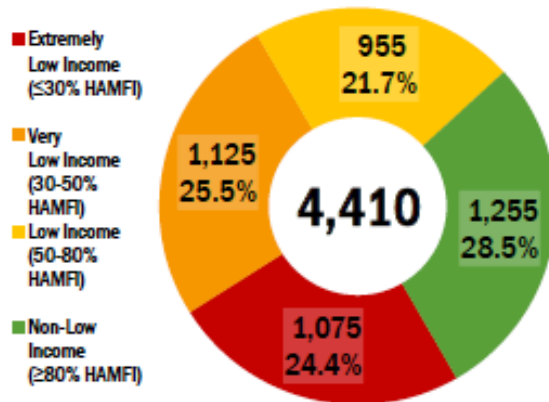
The Legislature of the State of Utah has determined that all cities with 10,000 or more residents--and some smaller municipalities in counties with more than 31,000 residents--are required to review the implementation of the 5-year moderate-income housing element of their general plan and report the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

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

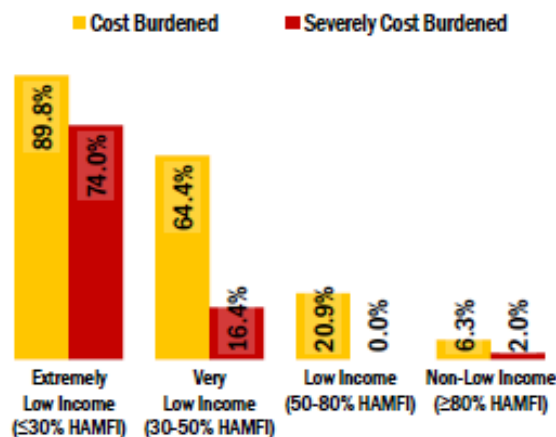
- Conduct a thorough review of the municipality's moderate-income housing element and its implementation; and
- Revise its five-year moderate-income housing needs estimates; and
- Report the findings of the review to the Housing and Community Development Division of the Utah Department of Workforce Services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

Affordable Housing Gap: Clearfield, 2012-2016

Clearfield's Renter Households by Income Level



Clearfield's Proportion of Cost Burdened Renter Households

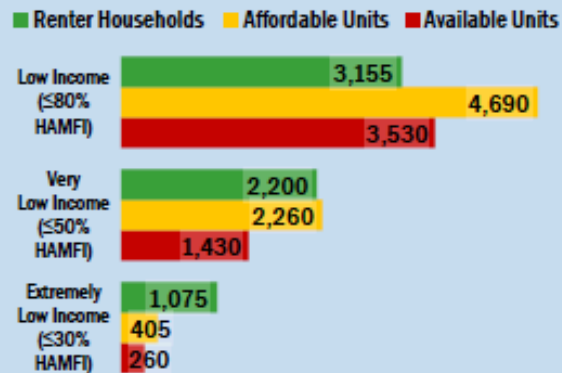


Comparison of Clearfield and Davis County's Affordable & Available Rental housing Units per 100 Renter Households

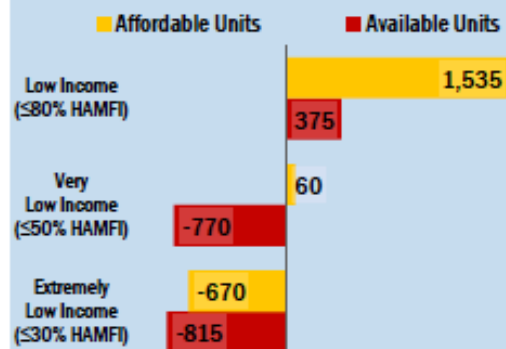
GAP HAMFI LEVEL	Affordable Units		Available Units	
	Clearfield	Davis County	Clearfield	Davis County
Low Income (≤80% HAMFI)	148.7	136.2	111.9	92.0
Very Low Income (≤50% HAMFI)	102.7	110.1	65.0	58.3
Extremely Low Income (≤30% HAMFI)	37.7	55.0	24.2	26.3

Source: U.S. Dept. of Housing & Urban Development. (2019). Comprehensive Housing Affordability Strategy, 2012-2016 [Data]. Available at: <https://www.huduser.gov/portal/datasets/cp.html>

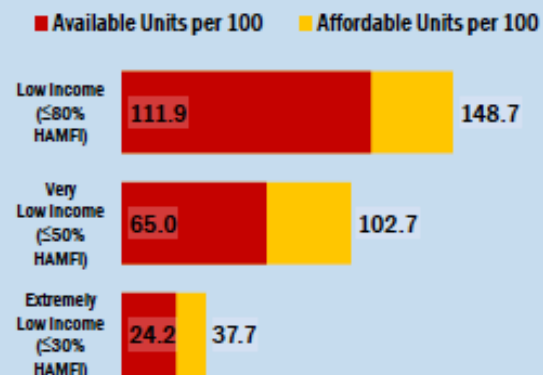
Clearfield's Affordable & Available Rental Housing Gap



Clearfield's Affordable & Available Rental Housing Deficit



Clearfield's Rate of Affordable & Available Rental Units per 100 Renters



Clearfield MHIP Graphic

Clearfield MIHP Goals

Clearfield's Moderate-Income Housing Policy

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

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

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

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

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

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

Goal 4: Preserve existing Moderate Income Housing stock

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

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

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

Monitoring is the principal means by which the City:

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

The City performs a risk assessment of subrecipients to identify which subrecipients require comprehensive monitoring. High-risk subrecipients include those that are:

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

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

Monitoring Visits: The City conducts an annual visit or desk monitoring of all subrecipients. On-site visits includes an on-site interview, inspection of financial and client records relating to the CDBG funding provided, evaluation of the subrecipients performance, analysis of the strengths and weaknesses of the

program, assurance that activities comply with the Action Plan, and a report by the subrecipients of any needs, such as technical assistance or areas for program enhancement.

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

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

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

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	219,591	0	0	219,591	878,364	

Table 55 - Expected Resources – Priority Table

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

Though matching funds are not required in order to receive CDBG dollars the public service projects leverage additional resources. See below for a more detailed description of the funding resources. Public service recipients are expected to leverage funds and report to the City any match funds they receive.

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

The City anticipated that in the 2020 Action Plan that funding will be used by Davis County to help provide ADA access to the Senior Center. No other specific publicly owned land or property has been identified for future activities.

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	Housing Affordability and Rehabilitation	2020	2024	Affordable Housing	Citywide	Provide Decent Housing	CDBG: \$132,735	Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Facility Improvements	2020	2024	Non-Housing Community Development	Citywide	Create a Suitable Living Environment	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$32,938	Public service activities for Low/Moderate Income Housing Benefit: 720 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2020	2024	Program Administration	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$43,918	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Affordability and Rehabilitation
	Goal Description	The City will continue to revitalize the community through helping to increase the availability of decent, affordable housing. - The City will continue to fund the rehab of housing occupied by LMI households and other activities that provide affordable housing to residents. - The City will help support LMI households to have stable, safe, and affordable housing. The City will help support home ownership assistance for LMI homebuyers. Outcomes - The housing rehab program is expected to assist 10 households during the program year. - City is anticipates assisting 10 low- and moderate-income families purchase a home.

2	Goal Name	Facility Improvements
	Goal Description	The City is in continual need of updating its infrastructure, which includes ADA improvements, sidewalks, trails, curb, gutter, parks, water/sewer lines, and other projects eligible under this designation. Outcomes • The City estimates that over 100 seniors will be benefit from improved ADA access and other improvements at the North Davis Senior Center.
3	Goal Name	Public Services
	Goal Description	The City will continue to support the public services providers that provide a range of benefits to City residents. Outcome • Open Doors - Circle Program will assist 120 individuals and families. Individuals and families assisted will be receive course training in job skills, financial literacy, etc. • Davis Community Learning Center will benefit 800 people through the funding of two resource coordinators. The project will assist with the administrative expenses for providing ESL, GED completion, parent involvement classes, citizenship, and computer classes.
4	Goal Name	Administration
	Goal Description	Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration.

Projects

AP-35 Projects – 91.220(d)

Introduction

Clearfield City will receive approximately \$219,591.00 in Community Development Block Grant (CDBG) funds for the July 1, 2020 to June 30, 2021 funding cycle. Over the next year CDBG funds will be utilized as follows:

The following projects will be funded in 2019 using CDBG dollars:

- **Open Doors (Family Connection Center)** - \$15,051.00 Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center** - \$12,887.00 The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need/crisis to address needs and provide assistance.
- **Safe Harbor** - \$5,000 Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Home Ownership Assistance** - \$54,408 Funds to help low- and moderate-income persons purchase a home.
- **Housing Rehabilitation** - \$78,327.00 Funds will be used towards a housing rehabilitation program for Clearfield residents.
- **Infrastructure** – \$10,000.00 City will help provide funding for ADA improvements at the Senior Center.
- **Administration** - \$43,918.00 Administrative expenses in order to oversee and administer the CDBG program at Clearfield City.

Projects

#	Project Name
1	2020 Open Doors - Circles Program
2	2020 Davis Community Learning Center
3	2020 Safe Harbor
4	2020 Home Ownership Assistance
5	2020 Housing Rehabilitation
6	2020 Infrastructure
7	2020 Program Administration

Table 57 – Project Information

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

needs

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

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

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	2020 Open Doors - Circles Program
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$15,051
	Description	Circles Program provides job training and skills for low-income families. (Low-Mod Limited Clientele) (05H Employment Training & 05 Other Public Services)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The program intends to provide support for 120 individuals and families. A new cohort of 20 individuals begins every three months.
	Location Description	Citywide
	Planned Activities	Individuals/families will be assisted by receiving course training in job skills, financial literacy, etc.
2	Project Name	2020 Davis Community Learning Center
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$12,887
	Description	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (Low-Mod Limited Clientele) (05 Public Services General)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Davis Community Learning Center expects to assist 800 people through this program.
	Location Description	Holt and Wasatch Elementary Schools

	Planned Activities	The project will fund two resource coordinators, one at Holt Elementary School and one at Wasatch Elementary School. Schools are Title 1 schools, Holt elementary is a "focus" school that struggles academically and was the lowest performing elementary school in the district in FY2013. The coordinators will work to support the families in crisis and increase volunteerism. They will connect families in need or crisis with various resources in the community and then follow-up with the clients to ensure they received the right services. They will work closely with the school principals to identify the needs of the families. They will provide the following services to low income students and families: tutoring, assisting with after-school programs, tutoring English as a second language, Sub for Santa program, collection and distribution of coats, backpacks, school supplies, shoes, etc.
3	Project Name	2020 Safe Harbor
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: \$5,000
	Description	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (Low-Mod Limited Clientele) (05G Services for Battered and Abused Spouses)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Safe Harbor expects to assist 100 persons during the program year.
	Location Description	Crisis Center, 660 West Mutton Hollow Road, Kaysville, Utah
	Planned Activities	The Safe Harbor will use the CDBG funds to offer support services, shelter, intervention, and education to victims of domestic violence. The Center's clients will have access to the following services: protective shelter, case management, psycho-educational groups, 24-hour crisis services, safety planning, outreach services, children's services, food, clothing, and all other services that the Center offers designed to assist in ending the cycle of domestic violence.

4	Project Name	2020 Home Ownership Assistance
	Target Area	Citywide
	Goals Supported	Housing Affordability and Rehabilitation
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$54,408
	Description	Homeownership for low- and moderate-income households may include reducing mortgage principal and interest, paying closing costs, paying a portion of the downpayment, and other activities included in this category.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 10 low- and moderate-income families purchase a home.
	Location Description	Citywide
	Planned Activities	
5	Project Name	2020 Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Affordability and Rehabilitation
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$78,327
	Description	Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City. This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed \$8,000 grant per household. (Low-Mod Limited Clientele) (Low-Mod Housing) (14A Rehab: Single-Unit Residential)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The housing rehab program is expected to assist 10 households during the program year.
	Location Description	Citywide
	Planned Activities	The program will assist local residents in the rehabilitation of their homes for health and safety purposes.

6	Project Name	2020 Infrastructure
	Target Area	Citywide
	Goals Supported	Facility Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$10,000
	Description	The City will help provide ADA accessibility and other eligible improvements at the Davis County Senior Center in Clearfield.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that over 100 individuals at the Senior Center will benefit from ADA improvements.
	Location Description	North Davis Senior Center 42 South State Street Clearfield, UT 84015
7	Planned Activities	The City will assist Davis County in funding ADA upgrades and improvements to the North Davis Senior Center.
	Project Name	2020 Program Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$43,918
	Description	Administration of CDBG program funds and activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	All resident benefit from the implementation and administration of CDBG programs. However, CDBG projects are available throughout the City to help LMI residents to have greater financial stability, increased job opportunities, improved neighborhood livability, and greater access to affordable housing.
	Location Description	Citywide

	Planned Activities	Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration.
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AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

- 50 LMI households assisted with homebuyer assistance
- 50 LMI households assisted with health and safety home rehabilitation

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

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

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

Discussion

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 and the City's former consolidated plan.

- 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.

- 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.

The City's Good Landlord program has pros and cons. The program gives discounts on a required rental 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.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

City staff coordinates with DCHA regularly. Both agencies are active participants in the Balance of State Continuum of Care - Davis County Homeless Coordinating Committee process. The City's CDBG funding helps to support a Down Payment Assistance (DPA) Program and a Housing Rehabilitation Program that is administered by DCHA for residents of Clearfield.

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

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

Future Advantage Savings Track

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

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

Davis County Housing Authority is not designated as troubled.

Discussion

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

Introduction

Clearfield is a member of the Balance of State Continuum of Care - Davis County Homeless Coordinating Committee. City staff coordinates with Safe Harbor and Open Doors, along with other key stakeholders to help support low- and moderate-income residents in need of housing.

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

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

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

Davis County LHCC has coordinated entry points in Clearfield through the following partners:

- Open Doors Clearfield – 1360 E 1450 S, Clearfield, UT 84015
- Department of Workforce Services – 1290 E 1450 S, Clearfield, UT 84015
- Aging Services of Davis County – 22 S State St., 3rd floor, Clearfield, UT 84015
- Davis County Health Department – 22 S State St., Clearfield, UT 84015

Additionally, Clearfield Police Department helped to coordinate the efforts for the annual point-in-time count. The coordinated effort not only aimed to help count the number of persons in Clearfield

experiencing homelessness but also to provide information and support on services that are available.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Crisis Shelter

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

The crisis shelter offers:

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

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

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

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

In Clearfield, Safe Harbor is the only agency providing homelessness services within the city limits. Safe Harbor provides transitional housing for domestic survivors.

Safe Harbor Housing Assistant Program

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

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

Open Doors

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

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

- **Crisis/Respite Nursery** 24-hour Crisis/Respite Nurseries provide free and confidential emergency care day and night for children 0-11 years of age for parents in distress, giving children a safe haven while parents work to create a more stable, healthy home environment.
- **Parent Education.** Family Support Case Management focuses on the prevention of crisis in at-

risk families through weekly visits and parent education classes, providing parenting skills, training and literacy enhancement leading to family stability and children's educational success.

- **Therapy.** Therapy services provide free counseling treatment to families dealing with domestic violence, child abuse and other traumas to improve mental health, strengthen relationships, enhance functioning, and prevent re-victimization.

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

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

Discussion

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 2020 funding toward this activity.

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 and the City's former consolidated plan.

- 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.
- 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.

The City's Good Landlord program has pros and cons. The program gives discounts on a required rental 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.

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

In 2017 the City Council of Clearfield approved and adopted the Clearfield City Downtown Small Area Plan as a part of a long- term strategy for revitalizing the downtown area of the City. This regulatory change paved the way for new construction in housing options, and commercial space and office space all in an accessible manner. The downtown area has been rezoned to the following Form Based Code zoning designations that will continue to reduce, mitigate and eliminate barriers to housing. The zoning that has been implemented along the corridor allows for and encourages the mixing of uses, and increases densities along the State Street (SR 126) corridor. The City is currently exploring regulations for the use of Accessory Dwelling Units, and continues to allow for Flag Lot development and residential infill subdivisions in all single-family residential zones. In addition, the City continues to allow for high density multi-family projects close to transit opportunities, and along major corridors, that include pedestrian and multi-modal components.

The City Council has adopted or modified several ordinances to encourage moderate income housing. The single most important modification has been the addition of Form Based Code's zones which allow for higher density housing along the transportation corridors and other larger project-based

developments. Clearfield City is considering an accessory dwelling unit code to allow for more dwelling units throughout the City in single family residentially zoned areas. The City currently provides tax dollars to incentivize diverse housing types, which in turn increases affordability options for a larger range of people. One unique characteristic to Clearfield City is a lack of market-rate multi-family developments. One of the recently completed projects known as City Centre, is a market rate development that is for rent. As of the end of July 2018, the development has an occupancy rate of ninety-eight percent (98%). The City has several other projects that are under constructions or will be constructed in the next 12-18 months that are rental products at market rates. With the addition of market-rate and affordable housing projects under construction, the City will provide a variety of housing options, including townhomes, apartments, and condominiums. The City collaborated for the construction of a single-family home with Have a Heart, a nonprofit foundation for the benefit of a single low-moderate income family. The City's current zoning includes several zones to encourage a mixture of uses without residential density limits or height restrictions. Since 2014, Clearfield City has permitted and/or approved over 750 multi-family units, including 1, 2, and 3-bedroom apartments, condos and townhomes. These units are all located within walking distance to major transit corridors (bus lines). City Staff continues to promote commercial development to serve these residential areas as well. The City also recently purchased a mobile home park for the purpose of infill/redevelopment. Clearfield has targeted the two (2) underserved census tracts for reinvestment activities such as rehabilitation and, as necessary, demolition of vacant housing and the construction of replacement housing. These areas are located along SR-126 (State/Main) that run through the heart of the City.

The City has continued to work collaboratively with other communities by serving on regional planning committees addressing moderate income housing needs, transit, and future growth along the Wasatch Front. The City will also continue to collaborate with the Utah League of Cities and Towns, Envision Utah, and the Wasatch Front Regional Council on these issues.

Discussion:

The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs. Below is a list of programs currently being utilized by the City.

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 the plan.

- Review the results from the 2020 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.
- Work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.
- Fund Open Doors which will allow the center to provide emergency food and case management to at-risk and low income families along with financial and work related training.
- Fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary.
- Fund Safe Harbor in order to provide case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.
- Reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, Open Doors, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources.

Actions planned to address obstacles to meeting underserved needs

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

Clearfield Moderate Income Housing Plan

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

The City has identified a list of identified programs or policies identified as “potential housing tools”

which may be useful for future development of housing within the City.

Bonding for Infrastructure Development - Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure (implements Goal #1-4).

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

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

Actions planned to foster and maintain affordable housing

The City will continue investing in the improvement and rehabilitation of older housing stock, both owner and 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.

The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to meet existing and future needs. Below is a list of programs currently being utilized by the City.

Good Landlord Program - Clearfield City began this program in 2008. All landlords are required to obtain a rental license for their residential properties. They can choose to join the Good Landlord Program, but it is not mandatory. However, there are some benefits to joining such as: reduced licensing fee, and notification of police calls to their rentals. In addition, they must attend a Good Landlord training class every two years as well as review a training presentation online. If they choose to join the program they must submit a signed Good Landlord Program Agreement.

Community Development Block Grant (CDBG) Programs - The Davis County Housing Authority assists the City with the implementation and management this program. Through CDBG funding, matching

grants can be provided to qualifying households within the City. The City's housing rehab programs help low- to moderate-income residents stay in their homes while also preserving the character of the City's neighborhoods.

Housing Rehab - Homeowners can receive up to \$8,000 to correct present home problems, accessibility modifications, code violations of health and safety concerns and/or energy improvements.

Emergency Home Repair - Clearfield City has established the Emergency Home Repair (EHR) Program to provide lower income homeowners up to \$3,000 in grant money to immediately correct an emergency condition that presents an imminent danger to health and safety of the occupants.

Down Payment Assistance - This program is administered Davis Community Housing Authority, a nonprofit organization. The agency provides a set amount of money (predetermined by the City of Clearfield) to qualified homebuyers. Homebuyers can use the money to cover their down payment or closing costs. Participants of the program are required to agree to a term of residency in the home and is required to use it as their principal residence.

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

Actions planned to reduce lead-based paint hazards

The City will reach out to the County Health Department to identify a one-year strategy that could be implemented in 2020.

Actions planned to reduce the number of poverty-level families

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

The City will also fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary. The resource

coordinators will connect families in need or in crisis with various resources in the community. The coordinators will then follow up with the clients to ensure they received the services they needed. Some of the services include: tutoring, After School programs, tutoring English Language learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

Actions planned to develop institutional structure

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.30%

Appendix - Alternate/Local Data Sources

1	Data Source Name 2014-2018 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name 2012-2016 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.

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



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Brad McIlrath, Senior Planner
MEETING DATE: Tuesday, June 2, 2020
SUBJECT: Discussion on the Community Development Block Grant Citizen Participation Noticing Requirements Amendments.

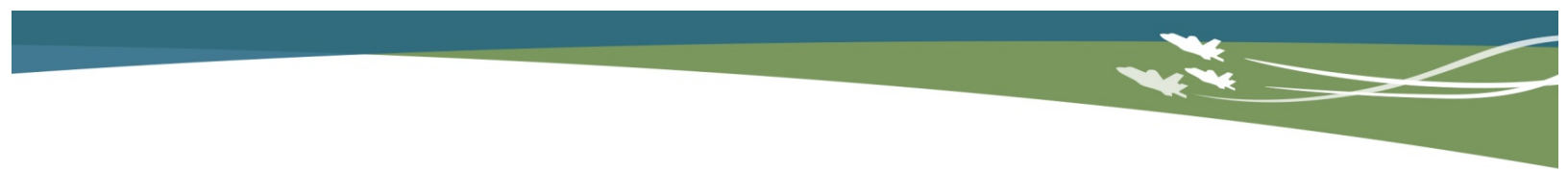
RECOMMENDED ACTION

Staff recommends that the City Council review the proposed noticing amendments and provide comments regarding needed changes of the plan.

DESCRIPTION / BACKGROUND

To address challenges of the COVID-19 pandemic, the U.S. Department of Housing and Urban Development has provided a waiver for a reduced public comment timeline for consolidated plans and supporting reports. This is to allow communities to more quickly respond to the local needs during this time and not be limited in their action by traditional public comment timeframes if amendments to consolidated plans are needed. The standard notice public comment time period is a minimum of 30-days. The public comment period can be reduced down to a minimum of 5-days with the use of this waiver.

As part of the CDBG program, Clearfield is required to have a citizen participation plan that outlines public outreach, noticing, and public comment time periods. The citizen participation plan can be different than HUD requirements, but cannot have a minimum requirement less than the HUD standard. Clearfield City has notified HUD of the intent to use the waiver to have a 5-day comment period; however, in order to do so the citizen participation plan must also be amended to allow for a shorter comment period. This proposed amendment is to allow for a reduced comment period that is in line with any current and potentially future changes that HUD may allow. Once the citizen participation plan is amended to include this language, the shorter 5-day public comment period for the Analysis of Impediments to Fair Housing Choice (AI) report can be used.



CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

By amending the citizen participation plan requirements to align with any allowed HUD standards, the Clearfield CDBG program will be more flexible to adapt to current situations such as the COVID-19 pandemic.

FISCAL IMPACT

None. The Clearfield CDBG program is funding entirely by the grant allocation from HUD.

ALTERNATIVES

The City Council may provide alternative directions than those proposed by staff.

SCHEDULE / TIME CONSTRAINTS

In order to use the shortened 5-day comment period for the AI report, the changes will need to be approved within the same time period as the consolidated plan.

LIST OF ATTACHMENTS

- Citizen Participation Plan and Amendments

CITIZEN PARTICIPATION PLAN

Clearfield City, Utah

October 2017

PURPOSE OF THE CITIZEN PARTICIPATION PLAN

The purpose of the Citizen Participation Plan is to encourage all citizens of Clearfield City, especially those citizens who live in areas where Community Development Block Grant (CDBG) funds are to be used, to participate in the development of the City's Consolidated Plan, and the Annual Action Plan, any substantial amendments to the Consolidated Plan, or changes to the Annual Action Plan, the Grantee Performance Report and the Annual Performance Report.

Residents of public and assisted housing developments, predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons and persons with disabilities are especially encouraged to participate in the development and implementation of the Consolidated Plan and Annual Action Plan.

CITIZEN COMMENT

This Citizen Participation Plan (CCP) will be available for citizen review and comment at the Clearfield City Customer Service Center during regular City business hours. Notice of the availability of this Citizen Participation Plan will be published in the Standard Examiner. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall.

Substantial amendments to the Citizen Participation Plan will be made available for citizen review and comment at the above-stated location and will be published in the Standard Examiner. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall. The Citizen Participation Plan will be made available, upon request, in a format accessible to persons with disabilities.

CITIZEN PARTICIPATION PLAN

In order to qualify for CDBG funds through the Department of Housing and Urban Development (HUD), Clearfield City must develop a Consolidated Plan that details how the City will use the funds. The City recognizes that citizen input and participation is vital to the development of this plan. Prior to adoption of the Consolidated Plan, the City will make available to citizens, public agencies and other interested parties, the amount of federal assistance the City expects to receive from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income. This information will be available for review in the Clearfield City Customer Service Center and will be published in the legal notice section of the Standard Examiner. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall.

Two public hearings will be held during the course of the CDBG Program year and the development of the Consolidated Plan. The first public hearing will be to consider the range of activities to be

funded by the CDBG program before the proposed Consolidated Plan is published. The second public hearing will be to consider the actual activities/programs to be funded and the amount of funds to be allocated to these activities/programs. These meetings will especially focus on the needs of low- and moderate-income persons. Citizens will be given at least fourteen (14) days notice of the date, time, and location of these public hearings. Notices will appear in the Standard Examiner, and notices will be sent to the appropriate housing and social service organizations in the City. These public meetings will be held in a location accessible to disabled persons. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall.

The proposed Consolidated Plan shall be made available for public review and comment. A summary of the proposed Consolidated Plan will be published in the Standard Examiner, giving citizens a minimum of thirty (30) days to review the document before submission to the U.S. Department of Housing and Urban Development. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall. Copies of the proposed Consolidated Plan will be available for review at the Clearfield City Building Department Office and will be available in hard copy or disk format. Upon request, The Consolidated Plan will be made available in a format accessible to persons with disabilities..

Citizen review and comment of the proposed Consolidated Plan is encouraged. Citizen comments must be presented orally or submitted in writing to the Clearfield City CDBG Coordinator and must be received prior to the end of the thirty (30) day comment period. A summary of all citizen comments and views received and a summary of any comments or views not accepted, and the reasons therefore, will be attached to the final Consolidated Plan submitted by Clearfield City.

The Clearfield City Council will hold a public hearing to review and adopt the proposed Consolidated Plan prior to its submission to the U.S. Department of Housing and Urban Development (HUD). The date, time, and location of that public hearing will be published in the Legal Notices section of the Standard Examiner, no less than fourteen (14) days prior to the date of the hearing. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall.

For the public hearings, Clearfield City will provide special accommodations for persons with disabilities upon advance request, and an interpreter if it can be reasonably expected that a significant number of non-English speaking residents will participate. Times and locations will be convenient to potential and actual beneficiaries by holding meetings at the Clearfield City Hall during non-business hours.

CONSOLIDATED PLAN AMENDMENTS

Proposed changes to the Consolidated Plan that would substantially change the priorities, activities, or amount of CDBG funds from one eligible activity to another will constitute a substantial amendment to the Consolidated Plan.

Clearfield City will publish a summary of the proposed, substantial, amendments to the Consolidated Plan in the Standard Examiner, giving citizens a minimum of thirty (30) days to review the proposed substantial amendments before they are implemented. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall. The proposed substantial amendments to the Consolidated Plan will be available for public review at the Clearfield City Customer Service Center. Free copies of the proposed substantial amendments will be available in hard copy or disk format through the Clearfield City Customer Service Center, upon request.

Citizen comments regarding the proposed substantial amendments to the Consolidated Plan must be presented orally or submitted in writing to the Clearfield City CDBG Coordinator and received prior to the end of the thirty (30) day comment period. A summary of all citizen comments and all citizen comments not accepted, and the reasons therefore, will be attached to the final substantial amendments to the Consolidated Plan.

PERFORMANCE REPORTS

Clearfield City will publish a notice of availability of the City's Consolidated Annual Performance Evaluation Report (C.A.P.E.R.) in the Standard Examiner. In addition to the newspaper the public notice and hearings will be posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, as well as City Hall. A minimum of fifteen (15) days will be provided for citizens to review the Performance Report before submission to the U.S. Department of Housing and Urban Development. The Performance Report will be available in hard copy or disk format through the Clearfield City CDBG Coordinator. The Performance Report will be made available in a format accessible to persons with disabilities, upon request.

Citizen comments regarding the Performance Report must be presented orally or submitted in writing to the Clearfield City CDBG Coordinator and received prior to the end of the fifteen (15) day comment period. A summary of all citizen comments and a summary of any comments not accepted, and the reasons therefore, will be attached to the Consolidated Plan Performance Report submitted by Clearfield City.

EXCEPTIONS TO PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

Clearfield City shall, when provided the authority from the U. S. Department of Housing and Urban Development (HUD), may utilize any flexibilities or statutory waivers provided by HUD as they relate to the CDBG program. Waivers are typically provided in the event of disaster and/or emergency declaration, though waivers may be available at other times specified by HUD.

Disaster/Emergency Events:

A declared disaster or emergency may include but is not limited to the following:

1. Man-Made Disaster
2. Natural Disaster
3. Terrorism
4. Infectious Disease or Pandemic
5. National Emergency

If waivers are available from HUD to assist in expediting available additional resources and/or any plan modifications, Clearfield City may take full advantage of offered exceptions to standard citizen participation requirements outlined herein.

Reasonable notice and opportunity for public comment will be considered the minimum standard outlined and provided in any HUD waivers.

AVAILABILITY OF RECORDS

All records and information pertaining to the Clearfield City's CDBG Consolidated Plan and the use of federal assistance under the programs of the U.S. Department of Housing and Urban Development will be available for review by the citizens of Clearfield City. Interested persons may contact the Clearfield City Building Department and request to review this information.

All materials will be provided upon forty-eight (48) hours notice and can be viewed at the Clearfield City Customer Service Center.

TECHNICAL ASSISTANCE

Clearfield City will provide technical assistance to groups representing persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan.

COMPLAINTS

Citizens wishing to submit a complaint regarding any portion of the citizen participation process and/or development of the CDBG application, Consolidated Plan, Performance Report or amendments to the Consolidated Plan, may do so according to the following procedure:

1. Formal complaints should be submitted in writing to:
Clearfield City
Community Development Office
55 South State Street
Clearfield, Utah 84015

The Development Services Manager will refer the complaint to the appropriate City staff member for written response regarding the complaint. The written response will be mailed within fifteen (15) business days of receipt of the complaint.

2. If the complainant is not satisfied with the City staff's response, the complainant can appeal the decision to the Clearfield City Manager or his/her designee. The City Manager will have thirty (30) business days to take further action as deemed necessary to address the complainant's concerns.
3. If the complainant is not satisfied with the response of the Clearfield City Manager, a formal complaint may then be addressed directly to the Rocky Mountain office of the Department of Housing and Urban Development at:

U.S. Department of Housing and Urban Development
Community Planning & Development
1670 Broadway
Denver, CO 80202

ANTI-DISPLACEMENT/RELOCATION PLAN

It shall be the declared policy of Clearfield City to establish and follow the plan described below to minimize the adverse impacts on persons of low- and moderate-income resulting from acquisition and relocation activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended. This plan does not replace, but is supplementary to, the acquisition and relocation requirements stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as well as the Utah Relocation Assistance Act.

I. Replacement of Dwelling Units

- A. Clearfield City will replace all occupied and vacant occupiable low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496a.(b)(1) on a one-for-one basis, unless a written waiver has been received as provided for in 24 CFR 570.496a.(b)(1)(III).
- B. All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, Clearfield City will make public and submit to the HUD Rocky Mountain Office the following information in writing:
 1. A description of the proposed assisted activity;
 2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the

assisted activity;

3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

II. Relocation Assistance

Clearfield City will provide relocation assistance, as described in 24 CFR 570.496a.(b)(2) to each low-moderate-income household displaced by the demolition of housing or by the conversion of a low-moderate-income dwelling to another use as a direct result of assisted activities.

III. Displacement Strategy

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, Clearfield City will take the following steps to minimize the displacement of persons from their homes:

- A. Stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units;
- B. Provide counseling to assist homeowners and renters to understand the range of assistance options available, utilizing existing housing counseling programs to the greatest extent possible;
- C. Give priority in assisted housing units in the neighborhood to area residents facing displacement;
- D. Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program;

- E. Provide counseling and referral services to assist displaced homeowners and renters find alternative housing in the affected neighborhood; and
- F. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Rich Knapp, Finance Manager
MEETING DATE: June 2, 2020
SUBJECT: Consolidated Fee Schedule

RECOMMENDED ACTION

Discuss the amendments to the fee schedule for the Neighborhood Dumpster Program and the Additional Trash Container.

DESCRIPTION / BACKGROUND

The Neighborhood Dumpster

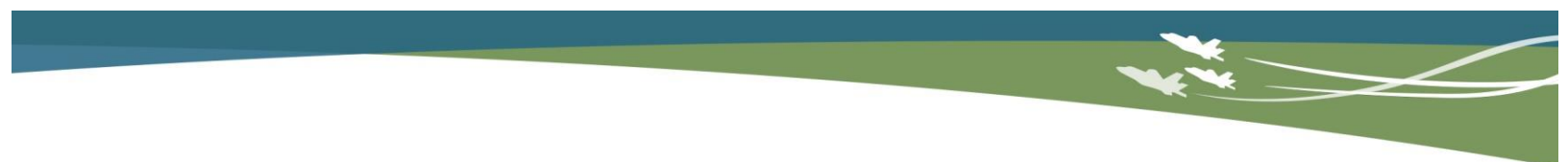
Proposed change from \$50 to \$75.

Any resident, with three signatures from nearby neighbors, can have 30-yard container dropped off in their neighborhood for a week. The current fee for the resident is \$50. The cost to the City is between \$150 to \$215, depending on the weight. Due to yearly inflationary adjustments with our contract with Waste Management, the City's cost has increased. The increase has averaged 4% per year for the last five years. This increase narrows the City's subsidy for the program.

Additional Trash Containers

Proposed change from \$9.50 to \$10.00 for each additional trash container.

Due to yearly inflationary adjustments with our contracted curbside garbage collection provider, Waste Management, the City's cost has increased. The increase has averaged 3.6% per year for the last five years. Starting in July of 2017, the City started to pay more than collected from the resident and the gap widened in subsequent years. This increase makes up for the gap and leaves enough margin to not increase the rate for a projected two more years.



CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

ALTERNATIVES

- Fees could remain as they are currently
- Alternate implementation schedules could be used.

SCHEDULE / TIME CONSTRAINTS

Staff would like to begin charging the new fees with the beginning of the new fiscal year on July 1, 2020.

LIST OF ATTACHMENTS



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Eric Howes, Community Services Director
MEETING DATE: June 2, 2020
SUBJECT: Consolidated Fee Schedule changes for CAFC Daily Admission & Memberships

RECOMMENDED ACTION

Approve the proposed changes the consolidated fee schedule related to Daily Admission fees and Memberships at the Clearfield Aquatic & Fitness Center and authorize the Mayor to sign any necessary documents.

DESCRIPTION / BACKGROUND

The fees for services at the Clearfield Aquatic & Fitness Center have had only very minimal adjustment over the course of fifteen years. In an effort to determine an effective method for determining the appropriate fees for use of the center, the City contracted with Tom O'Rourke Parks & Recreation to complete a business plan and fee study. The study was completed in April of 2020 and the results were presented to the city council in a work session on May 19, 2020. The Business Plan recommends that the fees for Daily admission cover 35% of the total direct costs of the operation of the center while Memberships cover 65% of the total direct costs of operation.

Based on the recommendation of the Council, it is proposed that the fees for Daily Admission and Memberships at the CAFC are changed as follows:

- The category of "Senior" be eliminated.
- The Child (3 and under) category be retained and raised to \$2.00
- An immediate implementation of the full recommended increase be enacted to cover 35% of the total direct costs of operation.
- Changes in membership rates to cover total direct costs will be implemented over the course of the next three years according to the following spreadsheet.
- Specific prices will be rounded from the numbers indicated in the spreadsheet to even numbers.

	Current Price	Current Price (NR)	% Increase	Price + Increase	Price + Increase (NR)	Price Per Person with Increase	Price Per Person with Increase (NR)
Youth	\$ 175.00	\$ 270.00	16.5%	\$ 203.88	\$ 314.55	\$ 203.88	\$ 314.55
Adult	\$ 270.00	\$ 400.00	16.5%	\$ 314.55	\$ 466.00	\$ 314.55	\$ 466.00
Buddy Pass/Couple	\$ 350.00	\$ 525.00	16.5%	\$ 407.75	\$ 611.63	\$ 203.88	\$ 305.81
Family (6)	\$ 450.00	\$ 640.00	16.5%	\$ 524.25	\$ 745.60	\$ 87.38	\$ 124.27
Family 5	\$ 450.00	\$ 640.00	16.5%	\$ 524.25	\$ 745.60	\$ 104.85	\$ 149.12
Family 4	\$ 450.00	\$ 640.00	16.5%	\$ 524.25	\$ 745.60	\$ 131.06	\$ 186.40
Family 3	\$ 450.00	\$ 640.00	16.5%	\$ 524.25	\$ 745.60	\$ 174.75	\$ 248.53
	MONTHLY	MONTHLY		MONTHLY	MONTHLY	MONTHLY	MONTHLY
Youth	\$ 14.58	\$ 22.50	16.5%	\$ 16.99	\$ 26.21	\$ 16.99	\$ 26.21
Adult	\$ 22.50	\$ 33.33	16.5%	\$ 26.21	\$ 38.83	\$ 26.21	\$ 38.83
Buddy Pass/Couple	\$ 29.17	\$ 43.75	16.5%	\$ 33.98	\$ 50.97	\$ 16.99	\$ 25.48
Family (6)	\$ 37.50	\$ 53.33	16.5%	\$ 43.69	\$ 62.13	\$ 7.28	\$ 10.36
Family 5	\$ 37.50	\$ 53.33	16.5%	\$ 43.69	\$ 62.13	\$ 8.74	\$ 12.43
Family 4	\$ 37.50	\$ 53.33	16.5%	\$ 43.69	\$ 62.13	\$ 10.92	\$ 15.53
Family 3	\$ 37.50	\$ 53.33	16.5%	\$ 43.69	\$ 62.13	\$ 14.56	\$ 20.71
	DAILY	DAILY		DAILY	DAILY	DAILY	DAILY
Youth	\$ 0.49	\$ 0.75	16.5%	\$ 0.57	\$ 0.87	\$ 0.57	\$ 0.87
Adult	\$ 0.75	\$ 1.11	16.5%	\$ 0.87	\$ 1.29	\$ 0.87	\$ 1.29
Buddy Pass/Couple	\$ 0.97	\$ 1.46	16.5%	\$ 1.13	\$ 1.70	\$ 0.57	\$ 0.85
Family (6)	\$ 1.25	\$ 1.78	16.5%	\$ 1.46	\$ 2.07	\$ 0.24	\$ 0.35
Family 5	\$ 1.25	\$ 1.78	16.5%	\$ 1.46	\$ 2.07	\$ 0.29	\$ 0.41
Family 4	\$ 1.25	\$ 1.78	16.5%	\$ 1.46	\$ 2.07	\$ 0.36	\$ 0.52
Family 3	\$ 1.25	\$ 1.78	16.5%	\$ 1.46	\$ 2.07	\$ 0.49	\$ 0.69

- Punch passes will be modified to be a convenience and will be priced to match 15 visits at the appropriate rate.

CORRESPONDING POLICY PRIORITY (IES)

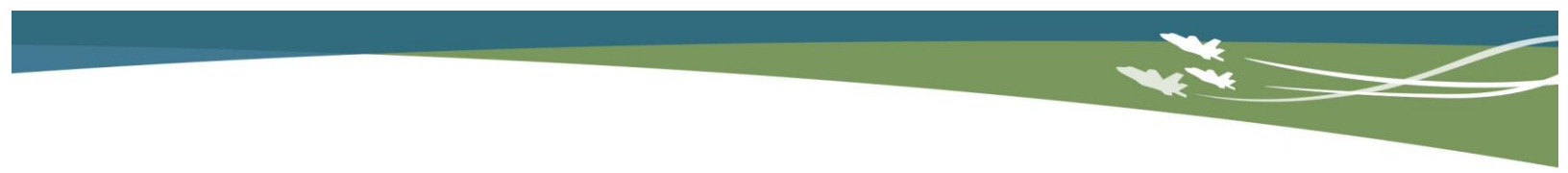
Provide for high quality facilities and services.

FISCAL IMPACT

- FISCAL** – The implementation of this business plan will put the Aquatic and Fitness Center in the position of being able to recover the total direct costs associated with the operation of the center.
- OPERATIONS / SERVICE DELIVERY**- Recovering the total direct costs of the operation of the center should position the facility as a viable operation heading into the future.

ALTERNATIVES

- Fees could remain as they are currently
- Alternate implementation schedules could be used.



SCHEDULE / TIME CONSTRAINTS

The new fees will go into effect upon approval by the council. Membership fees will change as members purchase new passes as their current ones expire.

LIST OF ATTACHMENTS

CONSOLIDATED FEE SCHEDULE CLEARFIELD CITY CORPORATION

UTILITIES

Water

Water rates are from January 1st to December 31st

Single Family Dwellings

	2020	2021	2022
Base Fee (5/8" meter) 3% per year	\$13.38	\$13.78	\$14.20
Consumption Charges per 1,000 gallons			
0 - 10,000	\$0.91	\$0.91	\$0.91
10,001 - 40,000	\$1.06	\$1.06	\$1.06
40,001 - 60,000	\$1.21	\$1.21	\$1.21
60,001 - 80,000	\$1.39	\$1.39	\$1.39
80,000 +	\$1.54	\$1.54	\$1.54

Multiple Dwelling Units, Apartment Houses & Mobile Home Parks

(7,000 gallons allowed per unit, then commercial rates apply)

Each Unit	\$14.47	\$14.91	\$15.36
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Commercial

Increase per Year

Base fee, based on meter size

5/8" - 3/4"	2.37%	\$19.16	\$19.62	\$20.08
1" - 1 1/2"	0%	\$81.64	\$81.64	\$81.64
2"	0%	\$107.11	\$107.11	\$107.11
3"	0.12282%	\$274.12	\$274.45	\$274.79
4"	0.62576%	\$417.70	\$420.32	\$422.95
6"	5.41%	\$662.19	\$698.03	\$735.81

Consumption Charges per 1,000 gallons	\$1.11	\$1.11	\$1.11
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Sprinkling lawns, unmetered - base fee from 5/8" commercial rate plus per square foot of lawn area.

Unmetered lawn accounts will be billed monthly for a five (5) month period each year, from May 1 up to and including September 30.	\$0.006056	\$0.006238	\$0.006425
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Fire Protection Standby Charge:

Sprinkling system standby charge per diameter inch of main pipe supply	\$3.58	\$3.69	\$3.80
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More than one User:

Minimum monthly fee based on meter size. Consumption fee shall be divided equally between users, unless users present a written agreement that fees shall be charged on different basis other than equally.

Unmetered Services

Commercial & industrial users not having metered water service shall be charged for water services based on the number of connections and number of employees

8 or fewer employees minimum 1.0" meter size	\$92.79	\$95.57	\$98.44
9 or more employees, charged at 2.0" meter size	\$121.83	\$125.48	\$129.24

Sewer				2020	2021	2022
Residential						
Single Family Base	Clearfield City	2% per year	beginning Jan 1	\$12.62	\$12.87	\$13.13
	North Davis Sewer District		beginning July 1	\$21.50*	\$21.50*	\$21.50*
Multi-Unit Base	Clearfield City	3% per year	beginning Jan 1	\$9.56	\$9.84	\$10.14
	North Davis Sewer District		beginning July 1	\$21.50*	\$21.50*	\$21.50*
Commercial						
Base Rate	Clearfield City	2% per year	beginning Jan 1	\$15.07	\$15.37	\$15.68
	North Davis Sewer District		beginning July 1	\$21.50*	\$21.50*	\$21.50*
Consumption fee per 1,000 gallons	Clearfield City		beginning Jan 1	\$0.65	\$0.65	\$0.65
	North Davis Sewer District		beginning July 1	\$2.15*	\$2.15*	\$2.15*

*subject to change by the North Davis Sewer District

Note: North Davis Sewer District charges are set by the sewer district and not Clearfield City. These rates may change.

Billing periods beginning May 1st through and including the November 1st bill of each year will be billed on a five month winter average consisting of water consumption from December 1st through April 1st bills.

More than one User:

Minimum monthly fee based on meter size. Consumption fee shall be divided equally between users, unless users present a written agreement that fees shall be charged on different basis other than equally.

Unmetered Services

Commercial & industrial users not having metered water service shall be charged for water services based on the number of connections and number of employees

8 or fewer employees minimum 1.0" meter size

Commercial Monthly Base Fee

9 or more employees, charged at 2.0" meter size

Commercial Monthly Base Fee + \$1.00/employee

Special Treatment

When sewage requires special treatment or causes an unusual and abnormal burden on the disposal facilities, additional charges shall be assessed as determined by the City Council to be fair and equitable.

Storm Water**Residential**

Single-Family per ESU and duplex	5% per year	\$5.94	\$6.24	\$6.55
Tri-plex and fourplex				
Apartments with more than 4 units at Commercial rate				

Commercial

Retention Percent

0%		\$5.94	\$6.24	\$6.55
20%		\$4.76	\$4.99	\$5.24
30%		\$4.16	\$4.37	\$4.59
50%		\$2.97	\$3.12	\$3.28

(2,700 sq ft of impervious surface equals 1 ESU)

Credit for On-Site Mitigation:

50% with maximum release of 0.20 cfs/ac and having installed an approved sand & oil interceptor

30% with maximum release of 0.20 cfs/ac within a landscaped area or a retention basin within a

20% with maximum release of 0.20 cfs/ac within an impervious surface area on the site or within a

Residential Solid Waste (Garbage) & Recyclables

Base fee--1st trash container	\$16.75
Each additional trash container	\$10.00
First recycle container	\$4.80
Each additional recycle container	\$4.80

Utility Taxes

Six percent (6%) of total water and sewer charges

Misc. Fees

Refundable security deposit	\$120.00
Late Fee	\$10.00 or 1.5%, whichever is greater
Second Delinquent Notice	\$10.00
Utility Service Fee-disconnect/reconnect fee	\$35.00

Administrative fine for violations of Title 9 Not less than \$100, nor more than \$250

RECREATION FEES:**Park Rental Fees:**

	Resident	Non-resident
\$25 refundable cleaning deposit due at the time of rental		
Picnic shelter	\$15.00	\$35.00
Amphitheater (per hour)	\$10.00	\$10.00

Athletic Field / Facility Usage Fees:

	SINGLE USE TOURNAMENT	
Refundable cleaning deposit due at the time of rental	\$100	\$250
	PRIORITY GROUP A	GROUP B
Game Field Usage fee (per hour per field)	\$10.00	\$20.00
	Baseball/Softball	Soccer
Practice Field Usage fee (per hour per field)	\$8.00	\$10.00
Soccer Field Rental (per hour)	\$12.00	\$24.00
Lights (per hour per field)	\$20.00	\$20.00
Baseball/Softball Field preparation Mon-Fri (per field)	\$25.00	\$25.00
Baseball/Softball Field preparation Sat-Sun (per field)	\$40.00	\$40.00
Soccer Prep Field Preparation Mon-Fri (per field, practice fields)	\$40.00	\$40.00
Soccer Prep Field Preparation Saturdays (per field, practice fields)	\$60.00	\$60.00
Weekly fee for game field preparation (per field)	\$5.00	\$5.00
Scoreboard (per field)	\$10.00	\$10.00
Supervisor in charge of scoreboard (per hour)	\$12.00	\$12.00

July 4th Booth Fees:

	All vendors
Shaded booth, no electricity	\$80.00
Shaded booth, non-food w/electricity	\$110.00
Shaded booth, w/electricity food vendor	\$110.00
Food vendor with own trailer w/electricity	\$100.00
Each additional electrical outlet	\$10.00

Recreation Leagues, Sports, Classes, and Misc. Fees:

Contact Community Services Department

AQUATIC CENTER FEES:

Membership fees may be altered in conjunction with marketing efforts to allow for the effective promotion of the Clearfield Aquatic Center with the approval of the Community Services Director.

(All fees include tax)

Daily Admission

~~Child 3 and under~~	~~\$1.00~~
Child 3 and under	\$2.00
~~Youth 4-17~~	~~\$3.00~~
Youth 4-17	\$4.00
~~Adult 18-59~~	~~\$5.50~~
Adult 18-59	\$7.00
~~Senior 60+~~	~~\$3.00~~

Annual Membership fees

Membership rates includes tax

	Resident Discount Rate	Market Rate
~~Youth 4-17~~	~~\$175.00~~	~~\$270.00~~
Youth 4-17	\$200.00	\$315.00
~~Adult 18-59~~	~~\$270.00~~	~~\$400.00~~
Adult	\$315.00	\$460.00
~~Senior 60+~~	~~\$175.00~~	~~\$270.00~~
~~Senior couple~~	~~\$270.00~~	~~\$400.00~~
~~Adult couple~~	~~\$350.00~~	~~\$525.00~~
Adult couple/Buddy	\$400.00	\$600.00
~~Family~~	~~\$450.00~~	~~\$640.00~~
Family	\$525.00	\$745.00

Membership Registration Fee

Individual one-time registration fee	\$25.00	\$25.00
Senior Couple one-time registration fee	\$40.00	\$40.00
Adult Couple one-time registration fee	\$50.00	\$50.00
Family one-time registration fee	\$75.00	\$75.00

Corporate/Business Annual Membership Group Discount Rates

		10-19 Members		20+ Members		
RESIDENT BUSINESSES		5% Discount		10% Discount		
Senior			\$166.25		\$157.50	
Adult			\$256.50		\$243.00	
Sr. Couple			\$256.50		\$243.00	
Adult Couple			\$332.50		\$315.00	
Family			\$427.50		\$405.00	
NON RESIDENT BUSINESSES		5-9 Members	10-14 Members	15-19 Members	20-24 Members	25+ Members
		5% Discount	10% Discount	15% Discount	20% Discount	25% Discount
Senior		\$265.50	\$243.00	\$229.50	\$216.00	\$202.50
Adult		\$380.00	\$360.00	\$340.00	\$320.00	\$300.00
Sr. Couple		\$380.00	\$360.00	\$340.00	\$320.00	\$300.00
Adult Couple		\$498.75	\$472.50	\$446.25	\$420.00	\$393.75
Family		\$608.00	\$576.00	\$544.00	\$512.00	\$480.00

Membership Cancellation Fee

Individual	\$25.00	\$25.00
Couple	\$50.00	\$50.00
Family	\$75.00	\$75.00
Senior Couple	\$40.00	\$40.00

15-Punch Pass

~~Youth 4-17~~	~~\$41.25~~	~~\$41.25~~
Youth 4-17	\$60.00	\$60.00
~~Adult~~	~~\$75.00~~	~~\$75.00~~
Adult	\$105.00	\$105.00
~~Senior~~	~~\$41.25~~	~~\$41.25~~

Aquatic Center Day Care

Hourly rate per child	\$3.75	\$3.75
5-hour punch pass	\$16.25	\$16.25
10-hour punch pass	\$30.00	\$30.00

30-hour punch pass	\$68.75	\$68.75
50-hour punch pass	\$125.00	\$125.00

Aquatic Center Programs

	Resident	Non-resident
Swim lessons	\$34.00	\$40.00
Private swim lessons - one student	\$14.00	\$16.00
Private swim lessons - two students	\$15.00	\$17.00
Private swim lessons - three students	\$16.00	\$18.00
Clearfield City Aquatics Team - Bronze (3 days/week, 1 hr practice)	\$34.00	\$40.00
Clearfield City Aquatics Team - Silver (3 days/week, 2 hr practices)	\$44.00	\$50.00
Clearfield City Aquatics Team - Gold (5 days/week, 2 hr practices)	\$54.00	\$60.00

Aquatic Center Facility Rentals:

	Per hour
Leisure pool 1-100 people	\$150.00
Lap pool 1-100 people	\$100.00
Lap and Leisure pool 1-100 people	\$225.00
Lap pool / splash pad	\$125.00
Lap pool / leisure pool / splash pad	\$300.00
Splash pad & patio area	\$75.00
Lane rental	\$12.50
Shower rental	\$50.00
Wet classroom	\$35.00
Party room	\$35.00
Birthday party package includes 1 hour in party room, 8 children, 2 adults)	\$80.00
Full aquatic center	\$400.00
Full Gym	\$100.00
Half Gym (east or west)	\$50.00
1 full court	\$30.00
1 basket	\$15.00

Aquatic Center Misc. Fees:

Body Fat Testing	\$10.00
Group Personal Training 1 session	\$60.00
Group Personal Training 3 sessions	\$168.00
Group Personal Training 6 sessions	\$312.00
Group Personal Training 10 sessions	\$480.00

	Members	Non-Members
Personal Training - 1 session	\$35.00	\$40.00
Personal training - 10 sessions	\$290.00	\$340.00
Personal training - 6 sessions	\$186.00	\$216.00
Personal training - 3 sessions	\$99.00	\$114.00

BUSINESS LICENSE FEES

General Business License

	Fee / Amount
New / Commercial	\$75
New / Home	\$75 when applicable
Renewal / Commercial	\$64
Renewal / Home	\$64 when applicable

Rental Dwelling License

New	\$190
New - Good Landlord Participant	\$30
Renewal or amendment	\$64

Temporary or Seasonal Merchant License

New - One hundred eighty (180) Days	\$120
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Mobile Food Vendor License

\$75 when applicable

Solicitors License

New	\$215
Renewal	\$64
Identification Badge	\$15

Beer Licenses

Class A - Off-Premise

New	\$138
Renewal	\$64

Class B - Restaurant

New	\$138
Renewal	\$64

Class C - Tavern

New	\$138
Renewal	\$64

Class D - Nonprofit Organization

New	\$138
Renewal	\$64

Class E - Temporary Special Event

New	\$138
Renewal	\$64

Sexually-Oriented Business Licenses

Outcall Services

New	\$200
Renewal	\$64

Adult Business

New	\$200
Renewal	\$64

Nude Entertainment Business

New	\$200
Renewal	\$64

Semi-nude Dancing Bar

New	\$200
Renewal	\$64

Nude and Semi-nude Dancing Agency

New	\$200
Renewal	\$64

Sexually-Oriented Business Employee Licenses

Non-performing Employee

New	\$200
Renewal	\$64

Outcall Services Performer

New	\$200
Renewal	\$64

Adult Business Performer	
New	\$200
Renewal	\$64
Nude Entertainment Business Performer	
New	\$200
Renewal	\$64
Semi-nude Dancing Bar Performer	
New	\$200
Renewal	\$64
Firework Stand License	
New	\$120
Cleaning Deposit	\$100
Pawnbroker License	
New	\$138
Renewal	\$64
Massage Establishment License	
New	\$178
Renewal	\$64
Sole Massage Therapist Establishment License	
New	\$178
Renewal	\$64
Outcall Massage Services License	
New	\$178
Renewal	\$64
City Massage Therapist Identification Badge	
	\$15
Massage Businesses Appeal	
Appeal of Final Business License Violation Determination	\$150
Massage Establishment Reinspection Fees	
First time Massage Business reinspection fee	\$150
Any inspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collected in addition to the first time Massage Business reinspection fee.	
Additional Massage Business reinspection fee	\$250
Any Additional Massage Business reinspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collected in addition to the original Additional Massage Business fee, and compounded therefrom from each additional hour.	
Disproportionate Service Fees	
Daycare / Preschool, Commercial (new only)	\$10
Daycare / Preschool, Home (new only)	\$135
Manufacturing Businesses (new and renewal)	\$200
Single-Family Rental (new and renewal) with Good Landlord Program - per unit	\$7
Two-Family Rental (new and renewal) with Good Landlord Program Discount - per unit	\$3
3/4-Plex Rental (new and renewal with Good Landlord Program Discount - per unit	\$9
Multi-Family Rental (new and renewal) with Good Landlord Program Discount - per unit	\$7
Mobile Home Park (new and renewal) with Good Landlord Program Discount - per unit	\$7
Single-Family Rental (new and renewal) - per unit	\$66.50
Two-Family Rental (new and renewal) - per unit	\$12.50
3/4-Plex Rental (new and renewal) - per unit	\$92.00
Multi-Family Rental (new and renewal) - per unit	\$67.00
Mobile Home Park (new and renewal) - per unit	\$49.50
Convenience Stores (new and renewal)	\$500
Restaurants (new and renewal)	\$150
Tavern (new and renewal)	\$800
Automotive (new and renewal)	\$115
Financial Services (new and renewal)	\$440
Pawn Shops (new and renewal)	\$500

Bonds Required**Sexually-Oriented Businesses:**

Each applicant for a sexually-oriented business license shall post with the City's business license department a cash or corporate surety bond, payable to the City, in the amount of two thousand dollars (\$2,000). Any fines assessed against the business, officers or managers for violations of City ordinances shall be taken from this bond if not paid in cash within ten (10) days after notice of the fine, unless an appeal is filed. In the event the funds are drawn against the cash or surety bond to pay such fines, the bond shall be replenished to two thousand dollars (\$2,000) within fifteen (15) days of the date of notice of any draw against it.

Firework Stands:

Bond Or Liability Insurance: Any application for permit as herein provided shall be accompanied by a certificate of insurance insuring the licensee and naming the City as *the certificate holder*, conditioned for the payment of all damages which may be caused either to a person or to property by reason of the display so licensed and arising from any acts of the licensee, his agents or employees. Such insurance shall be in a sum not less than (\$100,000.00/ per person and \$300,000.00) per occurrence for bodily injury and (\$50,000.00/-per person and -\$100,000.00) *per occurrence* for property damage and no City officer or licensing agent or other representative of the City shall in any event issue any permit hereinabove referred to until such certificate of insurance has been furnished and passed upon by the City Manager and the City Attorney as to form and sufficiency.

Pawnbrokers:

Prior to the issuance of any license for the business of a pawnbroker, the applicant therefore shall file with the Director of Finance a bond with a sufficient surety in the penal sum of two thousand dollars (\$2,000.00), in such form as shall be approved by the City Attorney, conditioned for the faithful observance of all laws and ordinances respecting pawnbrokers. The form of the bond and the sufficiency of the surety shall be approved by the City Attorney.

Miscellaneous

Duplicate license / certificate	\$5
Report showing all businesses licensed in the city	\$5

Penalties

Renewals not paid on or before January 15th	50 % of the total amount due
Engaging in business without a license	\$50

Amended License

Processing Fee	\$5
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Business License Appeal

Fee	\$75
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POLICE

Fingerprinting (resident)	\$10.00
Fingerprinting (non-resident)	\$15.00
BCI Background check	\$15.00

Alarms

Failing to have a responsible person respond on alarm	\$25.00
False Alarms per quarter of a calendar year outside of a 24 hr period	
(A) Third alarm	\$50.00
(B) Fourth alarm	\$75.00
(C) Fifth alarm	\$100.00

Registration Fee

Sex Offender	Yearly Registration	\$25.00
Sex Offender	DNA collection	\$25.00
Child Abuse Offender	Yearly Registration	\$25.00
Child Abuse Offender	DNA collection	\$25.00
Contract Services for Police Officers	\$65.75 per hour (2 hour minimum)	

GRAMA FEES (includes Police Reports):

Photocopies (copied or scanned)	
single sided 8 1/2" X 11"	\$0.25
double sided 8 1/2" X 11"	\$0.40
Certification of Copies per page	\$2.00
Research, compilation, editing, redacting, etc:	
first 15 minutes	No charge
additional time (one hour minimum)	
Assessed at the cost of the hourly rate of the staff member who has the necessary skills and training to perform the request.	
Audio Recordings	\$5.00
Maps (copied or scanned)	
8 1/2" X 11" (color)	\$2.50 each
11" X 17" (color)	\$5.00 each
18" X 24" (color)	\$25.00 each
24" X 36" (color)	\$30.00 each
36" X 44" (color)	\$35.00 each
custom	\$10.00 per sq ft with \$10.00 minimum

PLANNING & ZONING FEES:

Engineering Fees	Per City Engineer Hourly Rates
Site Plan Review	\$500 plus Engineering
Administrative Site Plan Review	<u>\$200</u> plus Engineering
Conditional Use Permit	
Home Occupation	\$200 plus Engineering
Residential	\$350 plus Engineering
Commercial	\$350 plus Engineering
Request for Extension	\$200 plus Engineering
Downtown Clearfield Form Based Code Site Plan Review	\$700 plus Engineering
Rezone	\$650 plus Engineering
Zoning Ordinance Amendment	\$650 plus Engineering
General Plan Amendment	\$900 plus Engineering
Street Vacation	\$450 plus Engineering
Plat Vacation / Amendment	\$300 plus Engineering
Annexation	\$1000 plus Engineering
Special Planning Commission Meeting	\$500
Subdivision Approval	
Preliminary	\$500 + \$25 per lot, plus Engineering
Final	\$400 + \$25 per lot, plus Engineering
Subdivision Public Hearing	\$300
Appeal to the Planning Commission or City Council	\$150 plus Independent Legal Fees
Recording Fees	Paid directly to Davis County Recorder
Permanent Sign Permit	\$50 application fee, plus building permit
Temporary Sign Permit	\$25 application fee
Variance	\$250 plus Engineering
Zoning Verification Letters	\$75

GIS Data Pricing

Parcel Layer	\$50.00
Street (Centerline) Layer	\$50.00
Zoning Layer	\$50.00
Any other GIS or CAD Layers	\$20.00 each
Aerial Photography	\$90.0/sq. mi.
Special Projects	\$50.00 per hour
Hard copy color maps	\$1.00 / Sq. Ft.

Small Wireless Facility Fees:

Application Fees:		\$100.00	ea. SWF on same app
Co-location of an SWF on an existing or replacement utility pole		\$250.00	per application
Permitted use to install, modify, or replace a utility pole with an SWF		\$1,000.00	per application
Non-permitted use to install, modify, or replace a new or existing utility pole with an SWF			
Co--Location Fee		\$50.00	annually per City utility pole
Right-of-Way Rates:	(whichever is greater)	3.5 percent	of all gross revenue, or
		\$250.00	annually for each SWF

BUILDING PERMIT AND DEVELOPMENT FEES:

The City may reduce building permit and development fees for public infrastructure projects for local governmental entities upon request to the Community Development Director. Fees charged should, at a minimum, cover administrative and direct costs incurred as determined by the Community Development Director.

General - Building valuation:

From \$1 to \$500	\$23.50
From \$501 to \$2,000	\$23.50 plus \$3.05 each additional \$100 or fraction thereof
From \$2,001 to \$25,000	\$69.25 plus \$14.00 each additional \$1,000 or fraction thereof
From \$25,001 to \$50,000	\$391.75 plus \$10.10 each additional \$1,000 or fraction thereof
From \$50,001 to \$100,000	\$643.75 plus \$7.00 each additional \$1,000 or fraction thereof
From \$100,001 to \$500,000	\$993.75 plus \$5.60 each additional \$1,000 or fraction thereof
From \$500,001 to \$1,000,000	\$3,233.75 plus \$4.75 each additional \$1,000 or fraction thereof
From \$1,000,000 up	\$5,608.75 plus \$3.65 each additional \$1,000 or fraction thereof

Pools, tubs and spas:

Public	\$150 each
Private	\$47 each

Landscape sprinkling system

\$47 each

Plan check fee:**Commercial**

- 65% of the building permit fee for building value of \$1 - \$100,000
- 60% of the building permit fee for building value of \$100,001 - \$500,000
- 50% of the building permit fee for building value of \$500,001 and greater

Use of outside consultants for plan checking

Actual Cost **

Residential and pools

20% of the building permit fee

Residential "Identical Plans"

\$47

** Actual costs include administrative and overhead costs

Plan check deposit required for new construction

- Residential
- Commercial

\$100
\$250

Off-site Bonds

Residential	\$2,000
Commercial	As per City Engineer's cost estimate

Permit inspection fees:

Outside normal business hours (minimum charge of two hours)	\$47 per hour
Re-inspection	\$47 per hour
Inspections for which no fee is specifically indicated (minimum charge of .5 hours)	\$47 per hour
Additional plan review required by revisions (minimum charge of .5 hours)	\$47 per hour

Home daycare or preschool plan check and inspection fee	\$25 each
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Street Cut Permit (Excavation Permit)

Lateral excavation (roads older than 1 year)	\$60 / lane cut
Lateral excavation (roads newer than 1 year)	\$120 / lane cut
Longitudinal excavation (roads older than 1 year)	
First 660 lineal feet	\$120
Each additional 660 lineal feet or fraction thereof	\$240
Longitudinal excavation (roads newer than 1 year)	
First 660 lineal feet	\$240
Each additional 660 lineal feet or fraction thereof	\$240
Excavations off improved right-of-ways	\$60
Bond per lateral excavation	\$1,000
Bond per unlimited number of lateral excavations	\$15,000
Bond for longitudinal excavation for 100 lineal feet or fraction thereof	\$2,000

Demolition permit (including inspections)	\$150
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State Surcharge

A 1% state surcharge may be applicable to building permit fees

Water Meter Fees

	Cost	Installation Fee
5/8" x 3/4" Meter	\$208	\$25
1" Meter	\$292	\$25
1-1/2" Meter	\$530	\$25
2" Meter	\$700	\$25
2" Compound Series Meter w/2 Orion Transmitters	\$1,945	Per City Public Works Hourly Rate
3" Compound Series Meter w/2 Orion Transmitters	\$2,263	Per City Public Works Hourly Rate
4" Compound Series Meter w/2 Orion Transmitters	\$3,528	Per City Public Works Hourly Rate
6" Compound Series Meter w/2 Orion Transmitters	\$4,927	Per City Public Works Hourly Rate
1-1/2" Turbine Meter	\$800	Per City Public Works Hourly Rate
2" Turbine Meter	\$875	Per City Public Works Hourly Rate
3" Turbine Meter	\$987	Per City Public Works Hourly Rate
4" Turbine Meter	\$1,448	Per City Public Works Hourly Rate
6" Turbine Meter	\$3,413	Per City Public Works Hourly Rate

Telecommunications franchise application fee	\$500
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Sewer Connection Fees

Each connection to the city sanitary sewer system including each new	\$500
Additional connection fee per lot within the subdivision, mobile home park,	\$25

Building Permit - New Construction Water Fee

Fee for water usage during construction of new residential units, fee charged per unit	\$50
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DEVELOPMENT IMPACT FEES:

Dec. 13, 2016

Residential

Single Family (includes attached & detached)	Park Impact Fee-Single Family	\$2,339.00
	Park Impact Fee-Multi Family	\$1,441.00
	Storm Water per ESU	\$64.00
	Water	\$254.00
	Sewer	\$613.00

Non-residential

Storm water per ESU (1 ESU = 2,700 sq. ft. of impervious surface)

If there is storm water detention onsite, the fee is reduced if the detention area is:

Paved - 20% reduction

Grassed - 30% reduction

Sand & Oil Interceptor - 50% reduction

Water Impact (per water meter size*)

Dec. 13 2016

3/4"	\$352.00
1" - 1 1/2"	\$705.00
2"	\$1,411.00
3"	\$4,517.00
4"	\$7,059.00
6"	\$14,118.00

Sewer Impact (per water meter size*)

3/4"	\$851.00
1" - 1 1/2"	\$1,703.00
2"	\$3,406.00
3"	\$10,900.00
4"	\$17,031.00
6"	\$34,062.00

* Water and sewer impact fees for meters larger than six inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

Independent Fee Calculation Review

\$150 plus Actual Cost

Administrative fee for Appeals

\$75

DOG LICENSES

Duplicate (replacement) tag	\$6.00
Unaltered and no chip	\$40.00
Altered with no chip	\$15.00
Altered with chip	\$10.00
Senior unaltered one year license	\$10.00
Senior lifetime, with chip and altered	\$20.00

FIRE HYDRANT METERS

Short Term Meter (3 days or less)	\$8.00 + usage charges
Long Term Meter (4 or more days)	\$30/month + usage charges
Lost, broken or damaged meter	\$2,500.00
Lost, broken or damaged hose	\$100.00

NEIGHBORHOOD DUMPSTERS**\$75.00**~~Deposit (applied to resident's acct when charges are billed)~~~~Delivery & picking-up~~**\$100 + fuel surcharge**~~Tipping Charge~~**\$32 / ton**~~Discounts may be available. Please contact the City for details.~~**CEMETERY FEES**

	Resident	Non-resident
Plot - adult (includes perpetual upkeep)	\$450.00	\$950.00
Interment - adult	\$300.00	\$600.00
Plot - infant (includes perpetual upkeep)	\$150.00	\$400.00
Interment - infant/cremains	\$200.00	\$300.00
Plc Interment extra fee for evenings/weekends/holidays*	\$250.00	\$500.00
* Evening services are defined as those that are scheduled for 3:30pm or later	\$200.00	\$250.00
Disinterment	\$500.00	\$500.00
Ce within 1 year of purchase	\$100.00	
All other certificate transfers	\$10.00	\$10.00
Gravesite Marker (for second and each additional time)	\$25.00	\$25.00

BUILDING RENTAL FEES

	Resident	Non-resident
Refundable cleaning & security deposit - no food	\$50.00	\$50.00
Refundable cleaning & security deposit - food served	\$250.00	\$250.00
Room Rental /hour (2-4 hrs) non-profit, government, commercial	\$35.00	\$50.00
Room Rental /hour (5-8 hrs) non-profit, government, commercial	\$31.50	\$45.00
Room Rental /hour (9-12 hrs) non-profit, government, commercial	\$28.00	\$40.00
Room Rental /hour (13+ hrs) non-profit, government, commercial	\$24.50	\$35.00
Theater & MP room pkg /hr (2-4 hrs) non-profit, government, commercial	\$50.00	\$70.00
Theater & MP room pkg /hr (5-8 hrs) non-profit, government, commercial	\$45.00	\$63.00
Theater & MP room pkg /hr (9-12 hrs) non-profit, government, commercial	\$40.00	\$56.00
Theater & MP room pkg /hr (13+ hrs) non-profit, government, commercial	\$35.00	\$50.00
Sound and lighting / per hour	\$20.00	\$20.00
Projector & screen / per hour	\$20.00	\$20.00

LEGAL DEPARTMENT DISCOVERY FEES

Copies (first 10 pages)	\$5.00
Copies (11 plus pages)	\$0.25/page
Photos (color copies)	\$2.00/page
DVDs/Video/Audio Recordings (Copies)	\$20.00/each

ONLINE TRAFFIC SCHOOL

Tuition	\$50.00
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PARKING VIOLATIONS:**UNAUTHORIZED USE OF STREETS**

	\$125.00
Stopping, Standing and Parking 7-4-1 through 7-4-25	\$125.00
Stopping, Standing and Parking 7-4-28 through 7-4-30	\$125.00
Stopping, Standing and Parking 7-4-26 Fire Lanes	\$200.00
Stopping, Standing and Parking 7-4-27 Parking for Person with Disabilities	\$200.00
Trucks, Dynamic Braking & Restricted Vehicles 7-5-2 Parking of Trucks	\$200.00

PAYMENT REDUCTION; TIME LIMITS

	Fee Reductions:
Any penalty that is paid within ten (10) days from the date of	\$100.00
Any penalty that is paid within twenty (20) days from the date of notice shall be	\$50.00
Any penalty that is paid within thirty (30) days from the date of notice shall be	\$25.00

CIVIL INFRACTION HEARING EXAMINER ("CIHE") REDUCTION

A Penalty Reduction for a Parking Violation by CIHE Pursuant to 1-15-6(3)	\$15.00
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CODE ENFORCEMENT:**Penalties, Costs, and Filing Fees**

Vehicle Restoration Permit (Not to exceed six (6) consecutive months)	\$25.00
Vehicle Restoration Permit Extension (One (1) six-month extension)	\$50.00
Violation Penalty	Subject to reduction at the discretion of the city manager
Hearing Request Filing Fee	Subject to reduction at the discretion of the city manager or his or designee, the hearing request fee is \$150.00 per
First Compliance Inspection	No Charge
Repeat Re-Inspection Fee	Subject to reduction at the discretion of the city manager
Administrative Code Enforcement Costs, including costs of hearing	Actual hourly rates for participating employees and actual
Interest Rate on Overdue Amounts	10% per annum, compounded monthly

MISCELLANEOUS

Returned payment	\$20.00
Chicken License	\$15.00
Original Art Mural Permit	\$50.00 plus inspection fees



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Trevor Cahoon
MEETING DATE: June 2, 2020
SUBJECT: Quarterly Communications Update

DESCRIPTION / BACKGROUND

Each quarter communications staff will update council on previous campaigns, current projects, and upcoming campaigns. Staff will present on: 4th of July marketing and messaging, social media and other metric updates, calendar for community engagement for the coming months, and review communication priorities.

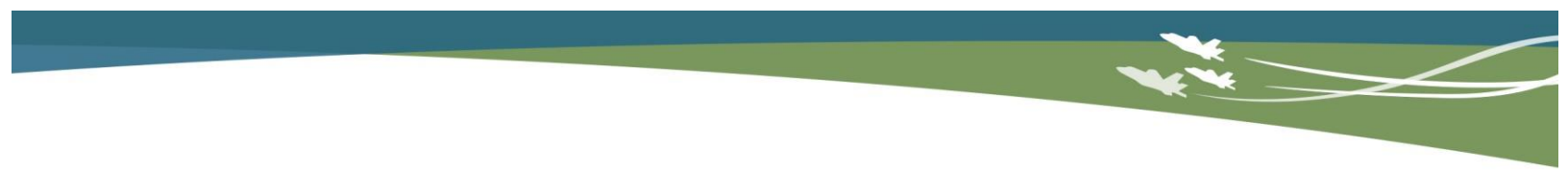
4TH OF JULY MARKETING & MESSAGING

With the ongoing health crisis, the regular festivities of the 4th are not possible. Instead the City Council and staff have begun organizing alternate celebrations that will occur. Overall our general advertising strategy will not alter from previous years. We will still send out an every door direct mail postcard approximately 2-3 weeks before the festivities. This postcard will have the information about each event as well as a link to ccjuly4.com for residents to look up additional details. It is anticipated that these postcards will reach all 10,000+ households and businesses. We will also utilize our other traditional channels to spread the word.

In staff's report we will look at this year's theme of Light the Fire. Originally meant to go hand in hand with the Olympics that were scheduled for this summer, we will illustrate that while we are separate we will all have to light our own "fire" to build up the feeling of patriotism within our own community. In our outreach we will ask the community in what ways they are igniting these feelings within their own home and community.

SOCIAL MEDIA & OTHER METRIC UPDATES

We will take a moment to look at the metrics to our communication outreach. We will explore what the social media metrics mean and how we can utilize that data to continue to craft community on our channels. We will also take a look at text message and email metrics. We will also correlate this information with program registrations and survey responses to see what the overall reach of the organization is.



CALENDAR FOR COMMUNITY ENGAGEMENT

Now that we have moved past the initial stages of COVID-19 we can begin to focus more acutely on the messaging of the organization as a whole, and most importantly tie every initiative back to a central message. A small snapshot of critical messages that will need to be conveyed in the next 3 months are as follows:

- 4th of July Celebrations
- Pickleball Court Grand Opening/Ribbon Cutting
- Property Tax & Budget
- Several Development Projects
 - Lotus
 - Davis County Library/Clearfield Branch
 - Clearfield Station
 - Lifetime
- Public Works Projects
- Aquatic & Fitness Center Memberships & Pricing
- Recreation Programming and Pricing
- Police Outreach (Night Out Against Crime?)
- Begin Planning General Plan Update Outreach & Messaging