CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 4, 2020 – WORK SESSION

City Building
55 South State Street
Multi Purpose Room
Second 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
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6:00 P.M. WORK SESSION

Discussion on the Draft 2020 Analysis of Impediments to Fair Housing Choice Report

Discussion on the Clearfield Station Draft Master Development Plan (MDP)

Discussion on the Fiscal Year 2021 Budget

*****CITY COUNCIL ADJOURN*****

Dated this 3rd day of August, 2020.

/s/Wendy Page, Deputy 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.

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Tuesday, August 4, 2020
SUBJECT:	Discussion on the Draft 2020 Analysis of Impediments to Fair Housing Choice Report

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RECOMMENDED ACTION

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

DESCRIPTION / BACKGROUND

Clearfield City is an entitlement community in which we receive uncompetitive federal funds on an annual basis. This grant is known as the Community Development Block Grant (CDBG). Since the City receives these funds directly from the Department of Housing & Urban Development (HUD), every five years an Analysis of Impediments (AI) to Fair Housing Choice report is required to be prepared and submitted to HUD. The AI is a review of impediments to fair housing choice in the public and private sector. The AI involves: a comprehensive review of Clearfield's laws, regulations, and administrative policies, procedures and practices as well as an assessment of how these laws, etc. affect the location, availability, and accessibility of housing. An assessment of conditions, both public and private, affecting fair housing choice for all protected classes is reviewed along with an assessment of the availability of affordable, accessible housing in a range of unit sizes. This report will cover program years July 1, 2020 to June 30, 2024.

The report is broken down into the following sections:

1. *Introduction and Executive Summary*
2. *Jurisdictional Background Data*
3. *Evaluation of Clearfield's Current Fair Housing Legal Status*
4. *Identification of Impediments to Fair Housing Choice*
5. *Assessment of Current Public and Private Fair Housing Program*
6. *Conclusions and Recommendations*
7. *Appendices*

Based upon staff's review of the document, there are some statements that give the indication that a policy is being made or a direction is being taken. Staff recommends that these phrases are revised so

the document is purely an informative analysis to assist in decision making going forward. Additional changes to format and grammar will also be recommended to the consultant team.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The Analysis of Impediments to Fair Housing Choice report assists in the improvement of the City's image, livability and economy by providing an analysis that can be used by Clearfield in the planning and regulating of housing. This report assists by identifying challenges and impediments to fair housing for Clearfield residents and identifies potential policy changes that may be made to better facilitate the construction and rehabilitation of housing throughout the city that is affordable for all residents.

FISCAL IMPACT

None.

ALTERNATIVES

None. This report is an analysis of fair housing choice in Clearfield City and is meant as a guiding document and does not set new policy, only recommendations and information to be considered by the city to better facilitate fair housing choice.

SCHEDULE / TIME CONSTRAINTS

The final report will be presented to the City Council in a policy session scheduled for August 25, 2020.

LIST OF ATTACHMENTS

- 2020 Analysis of Impediments to Fair Housing Choice Report Draft

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Clearfield City
we've got it made

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Introduction and Executive Summary

Executive Summary

The City of Clearfield became a HUD Community Development Block Grant entitlement community (CDBG) in 2015, and this document serves as the City's second Assessment of Impediments to Fair Housing Choice (AI). The CDBG program contains a regulatory requirement to affirmatively further fair housing based upon HUD's obligation under Section 808 of the Fair Housing Act.

HUD defines impediments to fair housing choice as:

1. Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
2. Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The CDBG regulation also reflects the CDBG statutory requirement that grantees certify that they will affirmatively further fair housing. HUD's goal is to expand mobility and widen a person's freedom of choice.

The City of Clearfield is required to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken in this regard.

The City of Clearfield is dedicated to implementing these objectives and will:

- Analyze and work to eliminate housing discrimination in the jurisdiction
- Promote fair housing for all persons
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities
- Foster compliance with the nondiscrimination provision of the Fair Housing Act.

HUD outlines three components of Fair Housing Planning: The Assessment of Impediments to Fair Housing Choice (AI), the actions to be taken, and the maintenance of records. This document serves as the initial Assessment of Impediments for the City of Clearfield.

This document will provide:

- A comprehensive review of Clearfield's laws, regulations, and administrative processes, procedures, and practices
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

Although the City's obligation arises in connection with the receipt of Federal funding, its fair housing obligation is not restricted to the design and operation of HUD-funded programs at the local level. The fair housing obligation extends to all housing and housing-related activities in the City of Clearfield's jurisdictional area whether publicly or privately funded.

This report provides the City of Clearfield with a roadmap to enable the City to continue to address and remedy any challenges that residents may experience that impact their access to fair and affordable housing. As mounting social science research confirms the significant role that housing location plays in enabling people to access and make the most of educational, economic, employment, and social opportunities, it is clear that access to fair and affordable housing policy is critical to ensuring a promising future for every resident of Clearfield.

Since the last Analysis of Impediments to Fair Housing Choice was completed in 2015, the Clearfield City has actively worked to meet the objectives outlined in the AI and to find ways to mitigate or remove barriers to fair housing. The City of Clearfield has worked with the Utah Fair Housing Forum, Davis Housing Authority, Utah Anti-discrimination and Labor Division and Davis Community Action Network to address the impediments to fair housing choice and to develop fair housing choices throughout the City.

The goal of the City in conducting the AI is not only to identify and provide solutions to barriers and impediments to fair housing, but also to provide a structure for on-going dialogue, relationships, and greater housing choice throughout the community. Open communication and strong relationships are necessary to ensure a continuous exchange of ideas, concerns, analysis, and evaluation. Ultimately, sustained fair housing practices and opportunities will only be realized when a fair housing commitment reverberates throughout all segments of the City of Clearfield.

Who Conducted

Resource Consultants assisted the City of Clearfield with the preparation of this *Analysis of Impediments to Fair Housing Choice (AI).* This AI follows the requirements in HUD's Fair Housing Planning Guide but is also compliant with the regulations and assessment tool established in HUD's 2015 final rule.

Methodology

The HUD Fair Housing Planning Guide was used to direct the AI. The AI is undertaken to determine what types of impediments to fair housing choice may exist within the City of Clearfield, it should be considered the foundation for developing the City's Fair Housing Plan to address any impediments. The AI provides detailed information for policy makers, administrative staff, housing providers, housing advocates and civil rights organizations as well. The AI includes background information, statistical data, and a review of laws, policies and complaint. It details community perception, identifies available resources, and it lists specific impediments to fair housing choice. Also, the AI provides recommendations to address the impediments identified during the AI process.

The purpose of this AI is to:

- Review of the City's laws, regulations, administrative policies, procedures and practices with regard to fair housing;
- Assess how laws, regulations, policies, and procedures affect the location, availability, and accessibility of housing; and
- Assess public and private sector conditions affecting fair housing choice.

Each year the City of Clearfield certifies that it will affirmatively advance fair housing. HUD requires recipients of CDBG funds to "(1) conduct an analysis to identify impediments to fair housing choice within the jurisdiction, (2) take appropriate actions to overcome the effects of any impediments identified through the analysis, and (3) maintain records reflecting the analysis and actions in this regard."

Funding

The City of Clearfield is committed to affirmatively furthering fair housing (AFFH). The City receives funding through the HUD Community Development Block Grant program which obligate it to conduct this Analysis of Impediments to Fair Housing Choice (AI.) The AI is funded fully through HUD CDBG allocation that is designated for program administration and studies.

The City of Clearfield receives federal financial assistance from HUD and must prepare and submit a five-year Consolidated Plan for Housing and Community Development to HUD. The Consolidated Plan identifies the community's housing goals which HUD uses to evaluate the plan's success. Together the AI and the Consolidated Plan provide a guide for the jurisdiction's expenditure of HUD money.

Conclusions

As a recipient of HUD CDBG Entitlement funds, the City is committed to Affirmatively Further Fair Choices for all residents. This AI has provided an assessment of Clearfield's population demographics, RCAPs, employment trends, housing market conditions, educational attainment, housing needs, foreclosures and evictions, and private lending practices, which provides a framework to identify impediments to fair housing choice and corrective actions. Although many issues that affect fair housing choice have been identified, the city is limited in resources and ability to impact all areas. The City of Clearfield recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact. Furthermore, The City has identified action steps to address the areas if impediments.

IMPEDIMENT #1 – Limited English Proficiency

Goal: Provide consistent and even Fair Housing services, outreach and support to all citizens and program applicants.

Fair Housing brochures, webpage and materials are printed mostly in English, limiting the available of Fair Housing information to non-English speaking persons. There is a need to improve language access for people with Limited English-speaking proficiency who seek information regarding Fair Housing.

IMPEDIMENT #2 - Large populations of minorities, disabled, low-income and other protected classes found in Clearfield.

Goal: Develop regional plans and collaboration to help ensure that low-income residents are not concentrated in any one area of Davis County and have the ability to live wherever it best suits the individual/family.

Affordable housing for protected classes was found to be available throughout Clearfield with very little segregation, but there is not enough throughout the county leading to concentrations of protected class populations within Clearfield, and a need for a more regional approach to serving protected classes and providing an adequate supply of affordable housing. Clearfield has more low-income, minority, single-parent, households with disabilities, and non-English speaking households than other cities.

Clearfield is already involved in a number of regional planning efforts. Clearfield City staff, particularly the CDBG coordinator, may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of AI by (July 1, 2020). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals. Davis County hosts the Homeless Coordinating Committee, and Clearfield City may attend those meetings to discuss regional housing needs that affect Clearfield as well as all of Davis County.

IMPEDIMENT #3 – Lack of Accessible and Visitable Housing
Goal: Increase the amount of visitable homes in Clearfield.

HUD endorses the "visitability" concept, which is a voluntary standard promoted by the Department in new construction and existing properties. Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.)



IMAGE 1: PHOTO CREDIT HUD FAIR HOUSING

Not enough accessible and visitable single family homes or large accessible rental units. This is true throughout the region. Large families and households including a person with a wheelchair are extremely limited geographically due to lack of supply of large accessible rentals and accessible single-family homes. These families are further limited in places they can go and visit by a lack of "visitable" homes.

Since the 2015 AI, Clearfield has adopted an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act. Additionally, Clearfield has amended its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable."

IMPEDIMENT #4 – Job-Transit Connections
Goal: Provide improved transportation connections and greater connectivity to employment centers, shopping, schools, recreation opportunities and to the regional transit system.

Throughout the community engagement process, one area that identified as impacting housing choice and access to employment resources was transportation. The CDRA can also utilize the Clearfield Station CDA to incentivize other development within the project area, since the project will likely act as a catalyst for additional development and redevelopment (both residential and commercial) throughout neighboring properties. As this happens over time, the opportunities in this underserved census tract will improve (jobs, groceries, housing, medical care, education, transportation, etc.).

IMPEDIMENT #5 –Lack Familiarity with Fair Housing Act
Goal: Increase awareness and compliance with Fair Housing laws.

Many landlords are not aware of their responsibilities to provide "reasonable accommodations" as required by the Fair Housing Act. The number of disabled individuals in Davis County is estimated at 23,000 individuals, about 11% of the population. Under the Fair Housing Act housing providers must make "reasonable accommodations in rules, policies practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling." Currently over one-third of all rental housing in Davis County is a detached single-family unit. Many of the landlords who are renting homes or small "mom and pop" housing providers are not aware of the full implications of the Fair Housing Act and the "reasonable accommodations" provision.

Jurisdictional Background Data

Clearfield, in northern Davis County, is bordered by Hill Air Force Base and the Wasatch Mountains on the east, and by Syracuse, West Point, and the Great Salt Lake on the west. It was one of the last communities to be settled in the north part of the county. Clearfield was once known as "Sandridge." There was little available water and the land was thought to be unproductive. The name was later changed to Clearfield from the suggestion of a teacher, who got the idea as she looked out over the attractive open surroundings.



IMAGE 2: CLEARFIELD COMMUNITY

An emigrant couple from England were the first settlers in Clearfield. Richard and Emily Hamblin had lived with relatives in Layton for a few years, and in 1877 they decided to make their own home in the area that is now Clearfield. Their first home was a dugout with a thatched roof of sagebrush covered with dirt.

Water had to be brought in from Kay's Creek in Layton, so Hamblin's first concern was finding a closer water supply. He dug several surface wells without success until 1881 when he struck water. He made a windmill to supply irrigation water and grew strawberries, which he marketed. After the completion of the East Canyon Dam in 1884, water was supplied by the Davis and Weber counties canal. This brought more people to the area to live and to grow crops. Most settled in the area that is now Syracuse.

Farming grew and the local farmers needed a market for their surplus produce. The Woods Cross Canning Cooperative was begun in 1892. It packed many different fruits and vegetables, but mostly tomatoes. The cannery grew as demand for canned goods increased. It employed hundreds of people each season, and was a significant Davis County employer before defense installations came to the county. During World War II, the orders grew and the supply of workers lessened. The cannery hired displaced Japanese-Americans as well as German and Italian prisoners of war, and the arrangement worked out well for all. The cannery closed after a fire in the late 1970s. By that time, farming in the area had decreased.

In 1869 the Utah Central Railroad came through Clearfield. In 1905 the Bamberger Electric, another railroad, took passengers between Ogden and Salt Lake City, stopping in Clearfield.

By 1940 alfalfa fields and forage crops were abundant and Clearfield was a peaceful farming community. However, the addition of defense installations in the area changed the scene. The efforts of the Ogden Chamber of Commerce helped bring Hill Field to Utah. The construction of the Air Force base began in 1940 and the facility eventually stretched along the eastern border of Clearfield. The base has provided many jobs for civilians and is one of Utah's major employers.

On the southwestern side of Clearfield, the U.S. Navy installed the Clearfield Naval Supply Depot. The Ogden Chamber of Commerce supported the idea, stressing both patriotic and economic advantages. In May 1942 the Navy received authorization to buy the land, and it paid local farmers the fair market value for their crops which could not be harvested. Construction began in June 1942 and was finished in April 1943.

Clearfield was considered a prime location for the depot because of its relative security from enemy attack, nearby air transportation at Hill Air Force Base, and the proximity of railroads and highways. The dry climate was ideal for storage, and there was a good supply of manpower. The depot was an important naval installation for the warehousing and distribution of supplies to West Coast supply points. During World War II years, it was difficulty to fill employment vacancies, and the supply depot hired almost anyone willing to work. In April 1945, 500 German prisoners of war were assigned to the depot as work crews. After World War II, the depot handled surplus property. During the Korean War, the distribution workload increased again. After that conflict, the depot began to phase out. Many civilian workers left to take employment at Hill Air Force Base or at other government agencies and private industries. The depot was phased out by 1962.

The facility did not stay empty long; private firms soon began moving into the large warehouse buildings. The area became known as the Freeport Center and today is a major western hub for manufacturing, warehousing, and distribution.

The community was started by Mormons and the faith is still predominant in the city today. However, the defense installations brought in workers of other denominations, and Clearfield shows a religious diversity.

Clearfield is an active community as part of the greater Wasatch Front community. Residents are still employed in farming, defense, and manufacturing, as well as in running local restaurants and businesses. The building of Interstate 15 has made it convenient for residents to commute to Ogden and Salt Lake City for work as well as cultural and higher education needs.[1]

[11] Utah History Encyclopedia, Mary Peach

Demographic Data

Clearfield's population shows a small increase over the past ten years. In 2000 the population of the city was estimated by the U.S. Census Bureau at 25,918. In 2010 it was 30,112, and by 2019 it was 32,118. Clearfield accounts for about 11% of the population of the county.

POPULATION	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Population estimates, July 1, 2019	32,118	355,481	3,205,958	328,239,523
Population estimates base, April 1, 2010	29,929	306,492	2,763,891	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019	7.30%	16.00%	16.00%	6.30%

Clearfield tends to be younger than most areas of the country with over 33% of residents under 18 years of age.

POPULATION	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Persons under 5 years, percent	10.20%	8.10%	7.70%	6.00%
Persons under 18 years, percent	33.70%	31.70%	29.00%	22.30%
Persons 65 years and over, percent	6.90%	10.30%	11.40%	16.50%
Female persons, percent	50.30%	49.50%	49.60%	50.80%

Clearfield's residents are comprised of a majority white population (85%) and a sizable minority of population of Hispanic residents (19%).

Population	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
White alone, percent	85.00%	92.10%	90.60%	76.30%
Black or African American alone, percent	2.50%	1.40%	1.50%	13.40%
American Indian and Alaska Native alone, percent	0.30%	0.80%	1.60%	1.30%
Asian alone, percent	1.80%	2.10%	2.70%	5.90%
Native Hawaiian and Other Pacific Islander alone, percent	1.10%	0.80%	1.10%	0.2
Two or More Races, percent	4.00%	2.70%	2.60%	2.80%
Hispanic or Latino, percent	19.00%	10.20%	14.40%	18.50%
White alone, not Hispanic or Latino, percent	73.50%	83.20%	77.80%	60.10%

Clearfield has a larger population of residents experiencing a disability (11%) than that of Utah (6.8%) or the United States (8.6%).

Special Population Groups	*Clearfield, Utah*	*Davis County, Utah*	*State of Utah*	*United States*
Veterans, 2014-2018	1,969	17,180	123,339	18,611,432
Foreign born persons, percent, 2014-2018	6.60%	4.60%	8.40%	13.50%
With a disability, under age 65 years, percent, 2014-2018	11.40%	6.80%	6.80%	8.60%
Persons without health insurance, under age 65 years, percent	9.80%	6.90%	10.50%	10.00%

Poverty

Clearfield has greater poverty (9.7%) and a lower median household ($56,213) than the Davis County or the State of Utah.

Income Data	*Clearfield, Utah*	*Davis County, Utah*	*State of Utah*	*United States*
Median household income (in 2018 dollars), 2014-2018	$56,213	$79,690	$68,374	$60,293
Per capita income in past 12 months (in 2018 dollars), 2014-2018	$20,403	$29,703	$28,239	$32,621
Persons in poverty, percent	9.70%	5.70%	9.00%	11.80%

Employment Data

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.

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

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.



IMAGE 3: FREEPORT CENTER

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.

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 individual 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"*



IMAGE 4: PHOTO CREDIT HUD FAIR HOUSING

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.

Housing Profile

Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Households, 2014-2018	9,265	102,865	957,619	119,730,128
Persons per household, 2014-2018	3.31	3.29	3.13	2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	78.80%	84.90%	82.90%	85.50%

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 form 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.

Owner-occupied Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Owner-occupied housing unit rate, 2014-2018	56.80%	77.60%	69.90%	63.80%
Median value of owner-occupied housing units, 2014-2018	$174,300	$265,900	$256,700	$204,900
Median selected monthly owner costs -with a mortgage, 2014-2018	$1,194	$1,548	$1,497	$1,558
Median selected monthly owner costs -without a mortgage, 2014-2018	$340	$431	$418	$490

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*

Rental Housing

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*

Rental Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Median gross rent, 2014-2018	$1,055	$1,055	$988	$1,023

Clearfield has a very high percentage of renters and would like to add more homeowners 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.

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

1 2005-2009 ACS (BASE YEAR), 2011-2015 ACS (MOST RECENT YEAR)

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.

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.

Housing Affordability. HAMFI HUD Area Median Family Income 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.

HAMFI 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).

% Units affordable to Households earning	*Renter*	*Owner*
30% HAMFI Extremely low-income	225	No Data
50% HAMFI Very low-income	1,270	485
80% HAMFI Low-income	3,290	1,960
100% Low and middle	No Data	2,900
Total	***4,785***	***5,345***

Data 2011-2015 CHAS

Number of Households	*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

Data 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*
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

Alternate Data Source Name:
2012-2016 ACS

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 2020 Consolidated Plan's 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.

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%***

1 2011-2015 CHAS

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 in Davis County and that **99 tested positive.**

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%

2011-2015 ACS (TOTAL UNITS) 2011-2015 CHAS (UNITS WITH CHILDREN PRESENT)

Evaluation of Clearfield's Current Fair Housing Legal Status

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking a mortgage or housing assistance, or in other housing-related activities. The Fair Housing Act prohibits this discrimination because of race, color, national origin, religion, sex, familial status, and disability. A variety of other federal civil rights laws, including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, prohibit discrimination in housing and community development programs and activities, particularly those that are assisted with HUD funding.



IMAGE 5: PHOTO CREDIT HUD FAIR HOUSING

These civil rights laws include obligations such as taking reasonable steps to ensure meaningful access to their programs and activities for persons with limited English proficiency (LEP) and taking appropriate steps to ensure effective communication with individuals with disabilities through the provision of appropriate auxiliary aids and services. Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.

Local governments, PHAs, States, and Insular Areas must be involved in fair housing planning to ensure follow through on the obligation to affirmatively further the policies of the Fair Housing Act. These policies include the policy of ensuring that persons are not denied equal opportunities in connection with housing because of their race, color, national origin, religion, disability, sex, or familial status. They also include the policy of overcoming patterns of segregation and the denial of access to opportunity that are part of this nation's history. To be effective, fair housing planning must tackle tough issues. Fair housing planning affects the community as a whole, so all people in the community must have the opportunity to be at the table and participate in making those decisions.

Fair housing choice is not only about combating discrimination.
Fair housing choice involves individuals and families having the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability, and that their choices realistically include housing options in integrated areas with access to opportunity.

Fair housing encompasses;

1. **Actual choice,** which means the existence of realistic housing options;
2. **Protected choice**, which means housing that can be accessed without discrimination; and
3. **Enabled choice,** which means realistic access to sufficient information regarding options so that any choice is informed.

For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's need.

Statutes, Regulations, and Executive Orders

HUD – Office of Fair Housing and Equal Opportunity (FHEO)

HUD's Office of Fair Housing and Equal Opportunity (FHEO) works to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO enforces fair housing laws. One of its roles is to investigate complaints of housing discrimination.

The laws implemented and enforced by FHEO include:

- The Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 109 of the Housing and Community Development Act of 1974
- Section 504 of the Rehabilitation Act of 1973
- Titles II and III of the Americans with Disabilities Act of 1990
- The Architectural Barriers Act of 1968
- The Age Discrimination Act of 1975
- Title IX of the Education Amendments Act of 1972
- Section 3 of the Housing and Urban Development Act of 1968

FHEO investigates complaints, which may be one or both of the following types:

1. Discrimination under the Fair Housing Act (including housing that is privately owned and operated)
2. Discrimination and other civil rights violations in housing and community development programs, including those funded by HUD

The Fair Housing Act

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Additional protections apply to federally-assisted housing.

The Fair Housing Act prohibits discrimination in housing because of:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

In the Sale and Rental of Housing:

It is illegal discrimination to take any of the following actions because of race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Otherwise make housing unavailable
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide a person different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- Make, print or publish any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination
- Impose different sales prices or rental charges for the sale or rental of a dwelling
- Use different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements
- Evict a tenant or a tenant's guest
- Harass a person
- Fail or delay performance of maintenance or repairs
- Limit privileges, services or facilities of a dwelling
- Discourage the purchase or rental of a dwelling
- Assign a person to a particular building or neighborhood or section of a building or neighborhood
- For profit, persuade, or try to persuade, homeowners to sell their homes by suggesting that people of a particular
- protected characteristic are about to move into the neighborhood (blockbusting)
- Refuse to provide or discriminate in the terms or conditions of homeowners' insurance because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- Deny access to or membership in any multiple listing service or real estate brokers' organization

Civil Rights Obligations of Public Entities and Recipients of Federal Financial Assistance

Federal laws prohibit discrimination in housing and community development programs and activities because of race, color, religion, sex, national origin, familial status, and disability. These obligations extend to recipients of HUD financial assistance, including subrecipients, as well as the operations of state and local governments and their agencies, and certain private organizations operating housing and community development services, programs, or activities. For example, federal laws prohibit discrimination, including the denial of participation in and benefit of, the following examples of programs and activities: homelessness, transitional housing, permanent supportive housing, the operations of social service organizations, public housing, voucher programs, other affordable housing programs, community development funded facilities, etc. Recipients and other covered entities also must take certain affirmative steps within such programs and activities to provide equal housing opportunities.

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.



IMAGE 6: PHOTO CREDIT HUD FAIR HOUSING

As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

Disability

Federal nondiscrimination laws provide housing protections for individuals with disabilities. These protections apply in most private housing, state and local government housing, public housing and any other federally-assisted housing programs and activities. The Fair Housing Act prohibits discrimination in housing and housing-related transactions because of disability.

Federal nondiscrimination laws define a person with a disability to include any;

1. Individual with a physical or mental impairment that substantially limits one or more major life activities;
2. Individual with a record of such impairment; or
3. Individual who is regarded as having such an impairment.

In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

Some impairments are readily observable, while others may be invisible. Observable impairments may include, but are not limited to, blindness or low vision, deafness or being hard of hearing, mobility limitations, and other types of impairments with observable symptoms or effects, such as intellectual impairments (including some types of autism), neurological impairments (e.g., stroke, Parkinson's disease, cerebral palsy, epilepsy, or brain injury), mental illness, or other diseases or conditions that affect major life activities or bodily functions.

The term "major life activities" includes those activities that are important to daily life. Major life activities include, for example, walking, speaking, hearing, seeing, breathing, working, learning, performing manual tasks, and caring for oneself. There are other major life activities that are not on this list. Major life activities also include the operation of major bodily activities, such as the functions of the immune system, special sense organs and skin, normal cell growth, and digestive, genitourinary, bowel, bladder, neurological, brain, respiratory, circulatory, cardiovascular, endocrine, hemic, lymphatic, musculoskeletal, and reproductive systems.

Section 504 of the Rehabilitation Act prohibits discrimination on the basis of disability in any program or activity receiving federal financial assistance. Titles II and III of the Americans with Disabilities Act prohibit discrimination on the basis of disability in all programs, services, and activities of public entities and by private entities that own, operate, or lease places of public accommodation.

Section 504 of the Rehabilitation Act provides that no qualified individual with disabilities should, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Section 504 covers all programs and activities of recipients of HUD financial assistance, including, for example:

- Outreach and public contact, including contact with program applicants and participants
- Eligibility criteria
- Application process
- Admission to the program
- Tenancy, including eviction
- Service delivery
- Physical accessibility of facilities
- Employment policies and practices

The Americans with Disabilities Act (ADA)

The ADA is a comprehensive civil rights law for persons with disabilities. Title II of the ADA prohibits discrimination on the basis of disability in all programs, services, and activities provided or made available by public entities (state and local governments and special purpose districts). This includes housing when the housing is provided or made available by a public entity regardless of whether the entity receives federal financial assistance. For example, housing covered by Title II of the ADA includes housing operated by public housing agencies that meet the ADA's definition of "public entity," and housing operated by States or units of local government, such as housing on a State university campus.

Title III of the ADA prohibits private entities that own, lease (to and from), and operate places of public accommodation from discriminating on the basis of disability and requires places of public accommodation and commercial facilities to be designed, constructed, and altered in compliance with established accessibility standards. Public accommodations at housing developments include any public areas that are open to the general public, such as a rental office. Public accommodations would also include, for example, shelters and social service establishments.

Sexual Harassment

Sexual harassment in housing is a form of sex discrimination prohibited by the Fair Housing Act. Sex discrimination is also prohibited by other federal laws, such as Section 109 of the Housing and Community Development Act of 1974 and Title IX of Education Amendments of 1972. There are two main types of sexual harassment: (1) quid pro quo sexual harassment; and (2) hostile environment sexual harassment.

Quid Pro Quo

Quid pro quo harassment occurs when a housing provider requires a person to submit to an unwelcome request to engage in sexual conduct as a condition of obtaining or maintaining housing or housing-related services.

Hostile Environment

Hostile environment harassment occurs when a housing provider subjects a person to severe or pervasive unwelcome sexual conduct that interferes with the sale, rental, availability, or terms, conditions, or privileges of housing or housing-related services, including financing.

Actions for a Violation

Housing Discrimination Complaints filed with State and Federal Organizations Formal complaints related to housing discrimination in the State of Utah are generally filed with HUDs Office of Fair Housing and Equal Opportunity (FHEO), the Housing and Civil Enforcement Section of the United States Department of Justice, Oregon Bureau of Labor and Industries (BOLI), or Fair Housing Council of Utah (FHCU).

Over the past 2 years, HUD has received one filing in Davis County and the basis was disability, this filing remains open at this time. The Housing and Civil Enforcement Section of the Department of Justice works to protect some of the most fundamental rights of individuals, including the right to access housing free from discrimination, the right to access credit on an equal basis, the right to patronize places of business that provide public accommodations and the right to practice one's faith free from discrimination.

HUD – Multifamily Housing Complaint Line

The Multifamily Housing Complaint Line is a service provided by HUD's Multifamily Housing Clearinghouse (MFHC) that enables residents of HUD-insured and -assisted properties and other community members to report complaints with a property's management concerning matters such as poor maintenance, dangers to health and safety, mismanagement, and fraud. It can be accessed by dialing 1-800-MULTI-70 (1-800-685-8470).

Callers to this line can speak to MFHC information specialists, in both English and Spanish, who will help them resolve their problem. MFHC staff explain how to more effectively report problems to building management, answer questions about residents' rights, and refer callers to local Public Housing Agencies and other organizations, if needed. If a complaint is serious enough to bring to HUD's attention, MFHC information specialists write up a report on the problem and fax or email it to the appropriate HUD Field Office for action.

The Multifamily Housing Complaint Line supports HUD's enforcement efforts by empowering tenants and community residents to act as HUD's eyes and ears to ensure safe, decent and sanitary housing. Complaints of housing discrimination are handled by the Office of Fair Housing and Equal Opportunity

Utah Labor Commission

The Antidiscrimination and Labor Division (UALD) Fair Housing unit administers and enforces the Utah Fair Housing Act, Utah Code Ann. §57-21-101 *et seq.*, which prohibits discrimination on the basis of race, color, sex, religion, national origin, disability, source of income, familial status, sexual orientation, or gender identity. The Act specifically prohibits discrimination against anyone who wants to rent or purchase real property (houses, condos apartments, etc.) based on the listed categories. Additionally, based on a cooperative agreement with the US Department of Housing and Urban Development, anyone who files a housing discrimination complaint with our office is automatically filing with the U.S. Department of Housing and Urban Development (HUD). ***Utah Labor Commission is a dual-filing office.***

Identification of Impediments to Fair Housing Choice

Clearfield may look for opportunities to collaborate with other cities and the county on housing, transportation and employment issues in order to reduce concentrations of minority renters. Clearfield may work on taking a regional approach to affordable housing issues and may look for opportunities to collaborate and thereby improve neighborhoods within Clearfield. Clearfield is already involved in a number of regional planning efforts. Clearfield staff, particularly the CDBG coordinator, may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of AI by (date). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals.

Public Sector

Zoning ordinances are the tools that cities use to implement the General Plan. A zoning ordinance classifies the specific and immediate use of land. The primary purpose of zoning is to control land use and preserve "community character". Consequently, zoning determines the location, type and character of housing development and frames housing policies and procedures. Thus, the impact of zoning on housing choice is extensive.

Several aspects of zoning ordinances that may affect a person's access to housing or limit the range of housing choices available are:

1. Definition of Family
2. Density Bonus Ordinance Variety of Housing Opportunity Public Policies
3. Accessory units
4. Inclusionary zoning

Definition of Family

A city's zoning ordinance could potentially limit access to housing for some households if they failed to meet the definition of a family. Utah courts have not ruled on potentially discriminatory aspect of family definitions, but some state courts have. For example, California courts have ruled that a definition of "family" that: (1) limits the number of persons in a family, (2) specifies how members of the family are related or (3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose under the zoning and land planning powers of a city or county. Generally, the definition of family in zoning ordinances in the entitlement cities do not appear to be an impediment or threat to fair housing choice.

The City of Clearfield's ordinance defines FAMILY:

> *Shall include the following as:*
> *A. The head of household and all persons related to the head of household by blood, marriage, legal guardianship, or adoption as a parent, child, sibling, grandparent or legal guardian, living together as a single housekeeping unit in a dwelling unit. Such spouse, parent, child, sibling, grandparent or guardian must actually reside in the subject dwelling; or*
> *B. Up to three (3) unrelated persons, with or without children, living together as a single housekeeping unit in a dwelling unit.*

The City's various residential zoning designations provide an opportunity for a variety of housing types, which can be defined as affordable housing. There are currently seventeen (20) zoning classifications in Clearfield. Clearfield's housing stock exceeds the current estimated need for affordable housing required through build out of the city. It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for income levels, families and individuals.

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.



IMAGE 7: CLEARFIELD CITY HALL

Accessory Units

Currently, the City is 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.

Accessory units can be an important source of low-cost rental housing for small households in many communities. They can provide an opportunity for renters to enjoy the advantages of living in established homeownership communities, including good schools and safe and quiet neighborhoods. Also provide opportunities for Seniors to live close to family. Accessory units increase density putting more people where infrastructure is development thus lower infrastructure costs. Accessory units can also allow people who have lost their homes to foreclosure to stay in their community as an ADU renter.

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. Most importantly, these units are all located within walking distance to major transit corridors (bus lines) and opportunities which are imperative to the support of moderate-income housing. A site plan for Lotus Development to construct two (2) apartment buildings with 210 units and thirty-three (33) townhomes as part of phase 1 of the development involving the properties located downtown near the train station was approved by the Planning Commission.

Residential Densities – A number of factors, both public and private, affect the supply, location and cost of housing in a local market. The public or governmental factor that most directly influences the character and pattern of residential development is the allowable density range of residentially designated land. For developers of housing density ranges are critical to economic feasibility of a project. Higher densities, generally allow developers to take advantage of economies of scale and reduce the per-unit cost of land and improvements. Density standards are decisive in the supply of affordable housing in a community, particularly affordable rental housing. Reasonable density standards allow for a variety of housing options to meet the needs of all income and age groups, ensuring diversity and housing choice within a community.

Residential zoning currently only makes up 31% of Clearfield’s total land use. The residential zones for single family homes go as small as 4,500 square feet for mobile homes and framed homes range from 6,500 square feet and up to a minimum of 9,000 square feet within the R-1-9 zone. The higher density zones for multi-family units and mixed-use have been designed as high as 30 units per acre, but average between 10 to 16 units per acre for most developments. Current Clearfield Zoning is not a barrier or impediment to fair housing choice. City Staff continues to promote commercial development to serve these residential areas as well, which

the City recognizes as an imperative component of meaningful moderate-income and high-density housing.

The City also recently purchased a mobile home park for the purpose of infill/redevelopment. The City, in partnership with a development partner, are working to provide a greater diversity in the housing stock that will be appealing and attainable for those who fall within the defined tiers of moderate-income housing limits. 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. Clearfield City partnered with Have a Heart to build a home for a single low-moderate income family. Building permit fees were waived as a part of this project.

No, cluster development zones or PUD ordinances currently exist in the city and there are no plans in the future. However, zoning does not prohibit cluster development



IMAGE 8: CLEARFIELD PARKS

Clearfield may consider amending its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable." Clearfield may also consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the housing authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs. Clearfield may consider adopting an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act.

Quality of Housing Inventory – An analysis of age and value of homes in Clearfield indicates several neighborhoods where a there are a large number of homes built prior to 1960 and valued at less than $100,000. There is a relatively high probability these homes are subject to deferred maintenance and deteriorating quality. These homes are disproportionately occupied by minorities and disabled individuals (seniors with a high likelihood of disability). Programs to rehabilitate, renovate and repair structures, and/or improve energy efficiency would affirmatively further fair housing.

The City of Clearfield's Planner when asked to identify the most serious impediment to increasing the inventory of affordable housing in their cities noted that the City faces impediment to higher priced housing thus limiting opportunity for life cycle housing.

Variety of Housing Opportunity – To ensure fair housing choice in a community, the zoning ordinances should provide for a range of housing types from low density single-family to high density apartment communities to residential care facilities to manufactured housing to transitional housing.

In Clearfield permitted use is available for single family, multifamily, manufactured housing, and mobile home parks although no new mobile home parks are allowed. Small residential care facilities are excluded as are emergency shelters, transitional housing, SROs, and supportive housing. Clearfield's ordinance does limit the variety of housing but given the cities substantial affordable housing inventory, including owner-occupied and rental units, the potential impediment is minimized. Clearfield has by far the largest share of its housing inventory devoted to rental units.

Clearfield does allow a density bonus for affordable housing but does not provide waivers, accessory units, or inclusionary zoning. While the ordinances of the two entitlement cities (Layton and Clearfield) do not have provisions to encourage affordable housing such provisions are not necessary. In both cities there is a substantial inventory of affordable housing as demonstrated by price data from the Wasatch Front Regional MSA. Both Layton and Clearfield have active RDAs.

In 2014-2018 nearly 48.3 percent of all occupied housing units in Clearfield were rental units. Rental housing is a primary source of housing for protected classes. However, rental housing in Davis County is concentrated in a few cities thus limiting housing choice for members of protected classes. Nearly two-thirds of all rental housing in the county is located in Layton, Clearfield, and Bountiful.

The Clearfield Station is a recently created CDA. The project area includes 126 acres. Seventy acres are a single parcel owned by UTA including the Clearfield Front Runner station. When completed, the CDA will have 400,000 square feet of R&D, warehousing and light industrial, 500,000 square feet of office space, a charter school, and 550 housing units. The housing units are likely to be both owner-occupied and rental. The rental units will be market rate. Clearfield has a disproportionate share of rental units. Forty-five percent of all occupied housing units in Clearfield are rental units, a very substantial share. Group homes, an important housing type, are not allowed in the City.

Municipal Ordinances. Another possible barrier can be a lack of housing options due to the City's ordinances. Clearfield is currently working on has adopted a Downtown Small Area Plan and is currently working on new along with ordinances and zoning regulations that will create housing choices, and more options for those who live along major transit corridors. The City currently provides tax dollars to incentivize diverse housing types, which in turn increases

affordability options for a larger range of people. One of the current projects that will be occupied this year, known as City Center, will be rented out at market rate and there is also a development agreement attached to the project. Additionally, there are several housing projects that are under construction that will provide a variety of housing options, from townhomes, apartments and twin homes. Each project, working closely with the City, will provide a diverse array of housing for the community.

Owner-occupied accessibility was suggested by Assist (local nonprofit). Assist recommended that city's adopt measures in TODs or mixed-use zones to require the Fair Housing Act's seven requirements of accessibility for owner-occupied high-density TOD units.

Good Landlord Program – Clearfield's good landlord program may be overly restrictive and have *disparate impacts* on protected classes. The requirements of the program should be refined. The program currently requires landlords to "refuse to rent to applicants with certain criminal backgrounds." Although not intended to discriminate against protected classes, if minorities disproportionately have criminal backgrounds the Good Landlord program could be deemed a violation of the Fair Housing Act.

There are approximately 200 vacant acres of developable land left in Clearfield. There are 67 vacant single-family lots and they issue an average of 35 - 40 permits per year. High density housing is allowed in several zones within the city. The highest density currently allowed is 16 dwelling units per acre within the R-3 Zone. There are approximately 7 acres of available R-3 zoned property in the City.

Transportation Linkage

The Transportation and Land Use Connection (TLC) program is a partnership between the Wasatch Front Regional Council (WFRC), Salt Lake County, Utah Department of Transportation (UDOT), and Utah Transit Authority (UTA). The TLC program provides technical assistance to local communities to help them achieve their goals and plan for growth. The program helps communities implement changes to the built environment that reduce traffic on roads and enable more people to easily walk, bike, and use transit. This approach is consistent with the Wasatch Choice Vision and helps residents living throughout the region enjoy a high quality of life through enhanced mobility, better air quality, and improved economic opportunities.

The Transportation and Land Use Connection supports local governments in their planning efforts, implementing the Wasatch Choice Vision.

- Maximize the value of investment in public infrastructure.
- Enhance access to opportunities.
- Increase travel options to optimize mobility.
- Create communities with opportunities to live, work, and play.

Clearfield will continue to work on a regional approach to affordable housing issues and will look for opportunities to collaborate to improve City neighborhoods. 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.

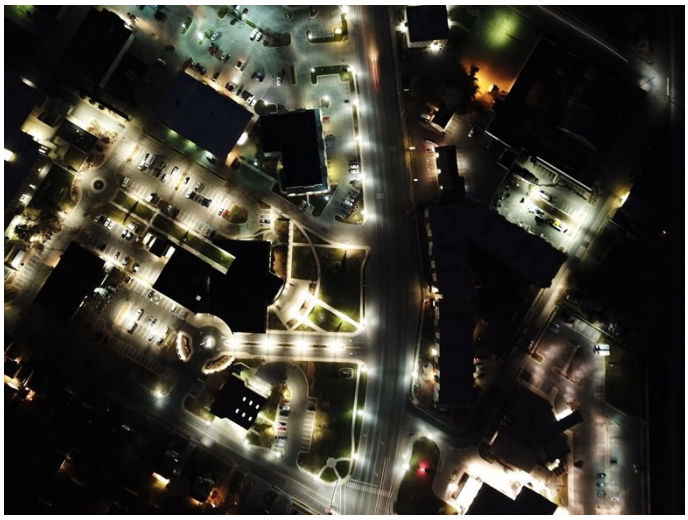


FIGURE 1: CLEARFIELD TRANSPORTATION

Current Fees

Fees vary depending on whether or not the home is built inside of an existing subdivision. The building fee is 1% of the value of the construction plus additional impact fees can add up to over $9,000. Additional fees for building outside of an existing subdivision can total another $1,500.

All cities in the region also impose impact fees so although impact fees adding up to over $10,000 can definitely present an obstacle to affordable housing, the impact fees are in line with the surrounding area and are well used by cities to provide much needed services. In a City where open land is relatively scarce these impact fees also help to preserve much needed open space, maintain parks and water resources and provide necessary transportation services.

Current Building Requirements. Building requirements in Clearfield are not a significant factor in excluding low to moderate income housing. Requirements are: street frontage of 60-90ft., side yard dimensions 6-10ft., front yard setbacks of 25-30 feet. Vinyl siding is restricted on the front of new single-family homes built within the most common residential zone R-1-8.

Zoning and Site Selection

Group Home Ordinance. Group homes are restricted by location and they cannot be within 3/4 mile of another group home. Nursing home and elderly care are restricted to the C-1 zone. Any restrictions on group homes could be an impediment to fair housing choice and reconsidering this restrictive ordinance is recommended.

Tax Policies

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 is has 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. Additionally, 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.

An interesting development, however, is the construction and planned construction of multi-level apartments and condominium units and mixed-use housing units. These were foreseen during the 2015 study and have been developed or are being developed now. Their apparent success indicates a change in housing types for which new residents are looking. It also increases density (and subsequently population) more than previously expected. Its location is somewhat dispersed and therefore difficult to identify in a specific park service area. This study has tried to account for this phenomenon, but actual hard data is not available to verify the full extent of its affect. That will be seen in the 2020 Census data once it is made public in early 2022.

Unlike other high-density development going on in the City, the Clearfield Transportation Hub is very well defined with respect to location and the number of housing units allowed to be constructed there. Current plans show this area to have approximately 1,000 housing units, or an additional 2,990 people.

One note of interest is the area between the Rail Trail and State Street, from 200 South to 800 North is not served by any parks. This is due to the barriers that State Street and the Rail Trail impose on walkability in that neighborhood. A significant cure to this problem is the provision of an access route to the Rail Trail somewhere between 300 North and 800 North. This would allow residents to access the Steed Parks by walking and bring the neighborhood into that service area.

Another important factor to consider is that it is extremely difficult to determine what the ultimate population of Clearfield City will be at build-out. The rising trend for higher density housing units, and the rezoning to allow such units to be constructed makes the projection of housing (and thus population) an ever-changing calculation. This multi-level housing trend has already resulted in a current population number that significantly exceeds the previous study's estimated build-out figure. Without more current Census data and a careful monitoring of zoning changes, one can only guess what the build-out population might be.

Private Sector

Lending Policies and Practices Bank Loan Denials (HMDA data)

This section explores available data related to the Home Mortgage Disclosure Act (HMDA) and complaints filed with state and federal agencies, including reported acts of discrimination, trends and/or patterns for both rental and lending. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. The Act was implemented in response to concerns about mortgage credit shortages in older urban neighborhoods (particularly those with predominantly minority populations).

On July 21, 2011, the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and in identifying possible discriminatory lending patterns.

The Fair Housing Act applies to mortgage lending just as it does to other aspects of housing. Lenders may not:

- Refuse to make a mortgage loan;
- Refuse to provide information regarding loans,
- Impose different terms or conditions on a loan (such as different interest rates, points, or fees); or
- Discriminate in appraising property based on race, color, national origin, religion, sex, familial status, or handicap.

Most banks and other lending institutions are required to report to the Federal Financial Institutions Examination Council (FFIEC) on their lending practices. Information from the Federal Financial Institutions Examination Council (FFIEC) is available to the public as Home Mortgage Disclosure Act data (HMDA).

Information reported about the clients and the properties include data related to such elements as race, gender, marital status, income level of the mortgagee, and location of the dwelling by census tract, type of housing, value of housing, etc. The information required and the manner of reporting has been modified a number of times since the adoption of the HMDA. Collection information requirements continue to be modified to meet the changing needs of those who utilize this information for the purposes intended by congress. Additionally, the criteria that determine which institutions must report continue to be modified as well.

HMDA data is filed with the regulatory agency given oversight for the particular type of financial institution performing the reporting. These agencies include the Comptroller of the Currency, the Federal Reserve Board, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, or the National Credit Union Association. The Federal Financial Institutions Examination Council (FFIEC) is directed by to act to compile annual data by census tract.



IMAGE 9: CLEARFIELD PARKS

The disparities in homeownership across racial and ethnic lines reflect only the symptoms of underlying impediments in the home mortgage application process. The Home Mortgage Disclosure Act (HMDA) data was compiled for the City of Clearfield to better understand the barriers that members of the protected class face in obtaining mortgages. For illustrative proposes, non- Hispanic white applicants were compared with Hispanic/Latino applicants for most metrics derived from the HMDA data. Homeownership and housing stability are two dimensions of housing opportunity that can be assessed using HMDA data by examining mortgage application outcomes and the high-interest lending practices. Bank loan applications for Hispanics have roughly twice the denial rate than whites in Clearfield and Layton. Due to the number of applications turned down with no documented reason, the reason for this disparity is unknown. But because of Clearfield's large Hispanic population and low home-ownership rates this disparity could be an important impediment to fair housing choice.

A party who believes they have been a victim of illegal discrimination, based on their membership in one of the federally protected classes, during a housing related transaction, may file a complaint with the Department of Housing and Urban Development (HUD). When a complaint is filed, HUD will investigate the complaint and tries to conciliate the matter with both parties. The Office of Fair Housing and Equal Opportunity (FHEU) administers and enforces federal laws and establishes policies that ensure all Americans have equal access to the housing of their choice.

In addition to general fair housing discrimination complaints, HUD accepts specific complaints that violate Section 504 of the Rehabilitation Act of 1973, which prohibits programs or organizations that receive federal funds from discriminating against persons with disabilities. In relation to housing, this means that any housing program that accepts federal funds must promote equal access of units, regardless of disability status. Both mental and physical handicap are included in Section 504. An example of a Section 504 violation is a public housing manager who demands a higher housing deposit to a person in a wheelchair because of the anticipated damage that a wheelchair may cause. This violates Section 504 in that a person cannot be held to different standards or liabilities due to disability. Complaints that are in

violation of Section 504 are filed and processed in the same manner as general fair housing complaints.

More outreach is needed to provide information on predatory lending and discrimination. In Clearfield's 2015 Analysis of Impediments and the 2018-2019 CAPER the city identified a need to further fair housing, including continuing to educate landlords and others on fair housing law. "Home-buyers, renters, landlords, architects, developers, and bankers all need to be aware of the Fair Housing Laws and comply with them. This information needs to be available in several languages to protect those populations most vulnerable to discrimination and predatory lending."

Currently, there are four unique brochures available in the CDBG office building that address housing discrimination, one of which is written in both English and Spanish. However, these brochures are not distributed outside of the office, so it requires a resident or interested party to be able to come into the physical office to obtain one. The CDBG office and the City make efforts to promote these documents and make residents aware of them if they chose to read further into the subject. There is no further training for city employees or citizens of Clearfield.

In previous years, the CDBG coordinator conducted meetings, and in the future may initiate written correspondence with the leading banks in Clearfield covered by the city's HMDA review. This has not been done consistently, however, and the City recognizes the need and importance of this practice and will revisit our efforts to ensure lenders are following equal opportunity requirements.

The CDBG coordinator has stated that he plans to conduct meetings or initiate written correspondence with the leading banks in Clearfield covered by the City's HMDA review; the city will present its HMDA analysis to the banks and encourage them to establish a "second look" procedure, to adopt more flexible underwriting guidelines, and conduct fair housing and sensitivity training for its staff.

Public and Private Sector

Visitability in Housing

Clearfield does not have enough accessible and visitable single family homes or large accessible rental units. This is true throughout the region. Large families and households including a person with a wheelchair are extremely limited geographically due to lack of supply of large accessible rentals and accessible single-family homes. These families are further limited in places they can go and visit by a lack of "visitable" homes.

HUD endorses the "visitability" concept, which is a voluntary standard promoted by the Department in new construction and existing properties. Visitability means that at least one entrance is at grade (no step), approached by an accessible route, such as a sidewalk and the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. Visitability allows mobility impaired residents to visit families and

friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.).

Clearfield will endorse the "visitability" concept in all city funded rehabilitation projects and may promote this concept in the planning and permitting process. Clearfield may consider amending its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable." Clearfield may consider adopting an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act.

Clearfield may also consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the housing authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs. Unfortunately, these individuals are less likely to have accessible units since the Fair Housing Act (FHA) does not apply to owner-occupied dwelling units. Visitability and accessibility for such individuals can only be improved through changes in local building codes, education and awareness of home builders and home buyers. The need for accessible housing units far exceeds the demand due in large part to the lack of any accessibility standards for detached single-family homes. In addition, renter households with disabled individuals that need Type A accessibility standards and/or have "worst case housing needs" the supply of accessible, affordable units falls far short of demand.

The City is working toward a plan that may help address the obstacles to meeting the needs of the underserved population. Additionally, the Community Development Department may work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved. The CDBG Coordinator has recently been invited to attend monthly meetings with the Davis Local Homeless Coordinating Committee, which brings people from multiple agencies together to discuss homelessness and underserved individuals/families. Increasing concentrations of low-income and poverty households are linked to racial and ethnic segregation. "The face of poverty is also the face of segregation." And segregation impedes fair housing choice and raises the risk of housing discrimination. The consequences of poverty are particularly harmful to children. Children who grow up in densely poor neighborhoods and attend low-income schools face many barriers to academic and occupational achievement. Such children are more likely to drop out of high school and become pregnant as teenagers. Their neighborhoods have higher crime rates and higher incidence of health disparities, again affecting opportunities.

Clearfield may offer economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort. Clearfield may coordinate this information with already designated RDA zones and set priorities based on need.

Bonding for Infrastructure Development. Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure. 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.



IMAGE 10: CITY OF CLEARFIELD

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. 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.

Good Landlord Program. Clearfield began this program in 2008. All landlords are required to obtain a rental license for their residential properties. The City does have an active Good Landlord program handled through the Community Development Department with coordination from the Police Department. The training provided with this program is provided to property owners of rental units and property managers who oversee the management of residential units. 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.

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.

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

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 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. May be good to have materials in both Spanish and English for the down payment assistance program.

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. Clearfield has acquired an older mobile home park and is working with a developer 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.

Assessment of Current Public and Private Fair Housing Program

Census data, HMDA data, and state and federal complaints provide a statistical basis related to fair housing issues. There may also be situations where discrimination or other unfair housing practices occur, but go unreported. To elicit a deeper understanding of fair housing issues within a community, an analysis of community policies and perspectives can provide a more detailed assessment of the community; extending the analysis beyond just the reported statistics. This section reviews local laws, policies, programs, and a survey/public outreach effort, to understand the community's perspective as it relates to fair housing issues.
The U.S. Department of Housing and Urban Development (HUD) requires each entitlement jurisdiction to complete a Consolidated Plan and certify compliance with the Consolidated Plan Final Rule.

The Consolidated Plan is intended to:

- Serve as the long-range planning document for affordable housing development and community service funding;
- Provide priorities for funding for HUD programs and strategies for implementing the priorities;
- Be an accessible tool to measure the effect of the local funding strategies

In 2014, the City of Clearfield completed its first Consolidated Plan. The Consolidated Plan establishes local preferences for the use of public funding and prepares a five-year plan to meet identified needs. This plan establishes four overall goals for meeting housing and community development needs between 2014 and 2018, the goals include:

Goal 1: Provide decent affordable housing and work towards prevention of homelessness.
Goal 2: Increase economic opportunities.
Goal 3: Support agencies/organizations that serve low- and moderate- income persons and special needs populations by helping them to expand services.
Goal 4: Further Fair Housing in Clearfield

Directly addressing affordable housing, homelessness, economic opportunities, low- and moderate income and special needs services, and furthering fair housing, each of the listed goals enhances opportunities for citizens to be stable, achieve earnings, and obtain effective and efficient housing opportunities. Therefore, each of the goals of the Consolidated Plan work to break down potential barriers that would prohibit vulnerable citizens from obtaining fair housing. The action plans established to date address at least one of the listed goals, which ensures that funding has been allocated to organizations that are working toward breaking down barriers to housing.

Davis Community Housing Authority

The Davis Community Housing Authority serves the entire county and many members of protected classes, especially minority, disabled and single parent households. They own or manage about 269 units across the county and there over 850 Housing Choice Voucher and location-based vouchers. There are currently over 2,100 families on the waiting list for one of their programs (either Section 8 or public housing). At the time of application, the applicant is informed that the wait will probably be two years long. It's a shorter wait for public housing units (318 on waiting list) than for the Section 8 vouchers. And for specifically for Rosewood Housing (658 on waiting list). The biggest single problem facing Davis County affordable housing is that federal funding is constantly being cut for their programs.

Within Davis County a majority of subsidized housing projects are located in Layton and Clearfield. Rent assisted projects are targeted toward members of protected classes and are largely located in the north. Years of rent-assisted projects in the same areas have led to concentrations of low-income minority renters. Although these areas do not currently qualify for RCAP or ECAP they could cross that threshold at any time without shifting current policies and trends on a regional level.

Section 8 vouchers can be an extremely effective tool in reducing concentrations of low- income households. This was the intent of the voucher choice program when it was introduced in 1974. Sometimes voucher holders are discriminated against by landlords who are unwilling to accept Section 8 vouchers. This is clearly against the law in Utah but difficult to enforce. Vouchers are used to subsidize a voucher holder rent consequently voucher holder must located where rental housing is available. Furthermore, since the voucher holder's rental options are limited, in most cases, to rental units priced at or below Fair Market Rent.

Despite the adverse effects voucher programs may have in perpetuating concentrations of protected class households, vouchers are a housing lifeline for the XXX participating households. Without the voucher program the standard of living and housing opportunities for these households would be severely reduced. The current supply of vouchers helps only a small fraction of qualifying very low-income households. At least XXX very low-income renter households in the City of Clearfield have no rent assistance. The limited number of vouchers, which has not kept pace with population growth nor the disproportionate increase in poverty households, is an impediment to fair housing choice and opportunity. The voucher waiting lists for the public housing authorities in Davis County are two years long. The housing authority is closed to any new applications. The severe shortage of vouchers is an impediment.

The City of Clearfield may work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2018 funding toward this activity. In order to achieve the requirement from HUD, the City enhance the coordination between public and private housing and social service agencies, the City actively participates on committees of organizations that are committed to ending homelessness and providing transitional housing for low to moderate income families.

One of the most active organizations the City works with is the reached out to the, Davis Community Housing Authority, the Local Homeless Coordinating Committee ("LHCC"), which consists of entitlement jurisdictions, non-profit organizations including CDBG subrecipients: The Family Connection Center, Davis Community Learning Center and Safe Harbor. in order to create an ongoing opportunity to coordinate activities and resources. City staff may coordinate internally to identify programs and other resources that can be coordinated in order to achieve common goals.

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

The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living.

Family Connection Center

Clearfield City provides funding to the Family Connection Center (FCC) which provides emergency shelter and housing assistance for individuals and families experiencing homelessness. This program is largely funded through HUD and through the State of Utah "Emergency Solutions Grant (ESG)" fund. The Family Connection Center recently began a Rapid Re-housing Program that assists individuals and families who are experiencing literal homelessness (living in a shelter, in their car or on the street). Clients are given a vulnerability assessment and prioritized based on need and placed in temporary and/or permanent housing. FCC pays 100% of the rental deposit and the first month's rent and a portion of the rent after that depending on need. The Family Connection Center serves families in Davis and Morgan counties who are receiving no other type of housing assistance.

Safe Harbor Crisis Shelter

Single women with children are a protected class with impediments to fair housing. Safe Harbor Crisis Center is the first and only domestic and sexual violence service provider in Davis County. Located in Kaysville, Safe Harbor's services offer a continuum of care to domestic and sexual violence victims and child witnesses to violence, including: Emergency Protective Shelter; Domestic Violence Outreach Services; Domestic Violence Diversity Program; Children's Services; 24-Hour Crisis Response; Domestic Violence Transitional Housing; Sexual Assault Services; Protective Order Assistance; and Community Outreach and Education. In 2015 Safe Harbor

launched an Economic Empowerment Program that helps low-income domestic violence survivors with dependent children with job preparedness and work retention.

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.

Davis Behavioral Health – Housing Assistance

Davis Behavioral Health assists low-income people with mental disabilities in finding and paying for permanent housing. They continually fund 20 units (10 in a tax credit property and 10 scattered site). There is currently a waiting list with 8 people on it. However, one of the criteria is being homeless and all 8 are either homeless or chronically homeless. The housing is permanent and once someone is in the program then the only requirement is to participate on ongoing treatment.

Homeless Population

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

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

The City of Clearfield does not operate any homeless facilities or provide homeless services directly. However, in addition to the efforts above, the City supports the programs and facilities offered by other local and state agencies through sales tax re-distribution. The City levies 1%

sales and use tax on all transactions in the City. The state withholds a small portion of this tax from Clearfield City to be distributed for the benefit of emergency food and shelter programs. Additionally, the City participates in the County's Local Homeless Coordinating Committee (LHCC) meetings. This will help ensure that local and regional goals and objectives are met, efforts are not duplicated, and communication is improved.

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 may 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.

Conclusions and Recommendations

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. Young families, single persons, students, seniors, and empty nesters have different housing needs and so different housing choices should exist to provide for those needs.

The AI is a review of impediments to fair housing choice in the public and private sector. Impediments to fair housing choice are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choices, or any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. Policies, practices, or procedures that appear neutral on their face but which operate to deny or adversely affect the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

Impediments include actions or omissions in the jurisdiction's public or private housing sector that:

- Constitute violations, or potential violations, of the Fair Housing Act
- Are counterproductive to fair housing choice, such as NIMBYism:
- Community resistance when minorities, persons with disabilities and/ or low-income persons first move into White and/or moderate- to high- income areas
- Community resistance to the siting of housing facilities for people with disabilities in residential neighborhoods based on their disabilities
- Have the effect of restricting housing opportunities on the basis of race, color, religion, sex, disability, familial status, or national origin.

Citizen Participation Process

One of the City's initial goals was to encourage broad participation in order to create a well-rounded priority needs and target area assessment, increase coordination among partners, leverage activities, expand upon existing efforts, increase citizen feedback, and seek feedback on the Consolidated Plan. To this end, the City of Clearfield encouraged and sought broad participation but especially encouraged participation from low- and moderate-income persons, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith-based organizations.

Impediments to Fair Housing Choice and Action Steps

As a recipient of HUD CDBG Entitlement funds, the City is committed to Affirmatively Further Fair Choices for all residents. This AI has provided an assessment of Clearfield's population demographics, RCAPs, employment trends, housing market conditions, educational attainment, housing needs, foreclosures and evictions, and private lending practices, which provides a framework to identify impediments to fair housing choice and corrective actions. Although many issues that affect fair housing choice have been identified, the city is limited in resources and ability to impact all areas. The City of Clearfield recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact. Furthermore, The City has identified action steps to address the areas if impediments.

IMPEDIMENT #1 – Limited English Proficiency

Fair Housing brochures, webpage and materials are printed mostly in English, limiting the available of Fair Housing information to non-English speaking persons. There is a need to improve language access for people with Limited English-speaking proficiency who seek information regarding Fair Housing.

Goal: Provide consistent and even Fair Housing services, outreach and support to all citizens and program applicants.

Action Items

- Utilize the City's *Language Assistance Plan (LAP). Expand Clearfield's HUD-funded programs' outreach* to include Spanish translation and outreach to Spanish-speaking citizens, Clearfield's largest minority group. Federal policies under Title VI of the 1964 Civil Rights Act set benchmarks by which jurisdictions like Clearfield must assure meaningful access to federally funded services.
- Partner with the Utah Hispanic Chamber in Clearfield to promote Clearfield's HUD funded programs to the Hispanic community.
- Translate the City's *Fair Housing webpage* and vital HUD-funded program documents in Spanish; and print from HUD's website and make available informational pamphlets and Fair Housing brochures for LEP individuals.
- Continue to provide citizens with consistent *Spanish translation services.* Utilizing a private contractor to test and certify employees, so that quality translation services are available to LEP individuals.
- Establish a centralized list of resources for assisting LEP individuals, by utilizing the City's Intranet. Posting the LAP and a list of City employees who are certified interpreters on the City's Intranet will assist in consistent and even Fair Housing infrastructure, as well as, consistent access to City programs.

IMPEDIMENT #2 - Large populations of minorities, disabled, low-income and other protected classes found in Clearfield.

Affordable housing for protected classes was found to be available throughout Clearfield with very little segregation, but there is not enough throughout the county leading to concentrations of protected class populations within Clearfield, and a need for a more regional approach to serving protected classes and providing an adequate supply of affordable housing.

Low-income households looking for affordable rental housing are likely to find what they're looking for within and around Clearfield, but years of zoning restrictions in other cities has led to concentrations of protected class populations within Clearfield and fewer low-income housing opportunities in other areas of the county. Clearfield has more low-income, minority, single-parent, households with disabilities, and non-English speaking households than other cities. The regional AI study also suggests that there be a regional approach to providing more affordable housing throughout the county to desegregate the concentrations found within certain cities, including Clearfield.

Goal: Develop regional plans and collaboration to help ensure that low-income residents are not concentrated in any one area of Davis County and have the ability to live wherever it best suits the individual/family.

Action Items:

- Look for opportunities to collaborate with other cities and the county on housing, transportation and employment issues in order to reduce concentrations of minority renters.
- Work on taking a regional approach to affordable housing issues and will look for opportunities to collaborate and thereby improve neighborhoods within the City. A primary forum for this discussion is the Davis County Council of Governments (COG), which meets monthly. The Mayor represents Clearfield on the COG.

Clearfield is already involved in a number of regional planning efforts. Clearfield City staff, particularly the CDBG coordinator, may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of AI by (July 1, 2020). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals. Davis County hosts the Homeless Coordinating Committee, and Clearfield City will attend those meetings to discuss regional housing needs that affect Clearfield as well as all of Davis County.

IMPEDIMENT #3 – Lack of Accessible and Visitable Housing

HUD endorses the "visitability" concept, which is a voluntary standard promoted by the Department in new construction and existing properties. Visitability means that at least one entrance is at grade (no step), approached by an accessible route, such as a sidewalk and the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.)

Not enough accessible and visitable single family homes or large accessible rental units. This is true throughout the region. Large families and households including a person with a wheelchair are extremely limited geographically due to lack of supply of large accessible rentals and accessible single-family homes. These families are further limited in places they can go and visit by a lack of "visitable" homes.

Since the 2015 AI, Clearfield has adopted an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act. Additionally, Clearfield has amended its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable."

Goal: Increase the amount of visitable homes in Clearfield.

Action items:

- Endorse the "visitability" concept in all city funded rehabilitation projects and promote this concept in the planning and permitting process. Clearfield may endorse this effort for homes purchased through the Down Payment Assistance Program that is administered through the Davis County Housing Authority.
- Consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the Davis County Housing Authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs.

IMPEDIMENT #4 – Job-Transit Connections

Throughout the community engagement process, one area that identified as impacting housing choice and access to employment resources was transportation. The Clearfield Station CDA will be key to improving the opportunities in this area of the city. The 70-acre Front Runner property will be home to a large business park (with flex-business and traditional office buildings), a high-quality residential component (550 units), and a charter school. At build-out, the Clearfield Station property is expected to create nearly 1,000 new jobs, most of which should offer a "living wage." Through tax increment, the Clearfield Community Development and Renewal Agency (CDRA) will invest approximately $35 million to help accomplish the development of the Front Runner property.

The CDRA can also utilize the Clearfield Station CDA to incentivize other development within the project area, since the project will likely act as a catalyst for additional development and redevelopment (both residential and commercial) throughout neighboring properties. As this happens over time, the opportunities in this underserved census tract will improve (jobs, groceries, housing, medical care, education, transportation, etc.).

Goal: Provide improved transportation connections and greater connectivity to employment centers, shopping, schools, recreation opportunities and to the regional transit system.

Action items:

- Implement the transportation goals listed in the City's Transportation Plan to increase bikability and walkability of the community.
- Promote multimodal transportation options with stakeholders, schools, and public health officials.
- Evaluate successes in communities with similar size and landscape to Clearfield to continue to develop best practices in the build-out of the community.
- Engage with major employers, like Hills Airforce Base, to partner on multimodal initiatives.

IMPEDIMENT #5 –Lack Familiarity with Fair Housing Act

Many landlords are not aware of their responsibilities to provide "reasonable accommodations" as required by the Fair Housing Act. The number of disabled individuals in Davis County is estimated at 23,000 individuals, about 11% of the population. Under the Fair Housing Act housing providers must make "reasonable accommodations in rules, policies practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling." Currently over one-third of all rental housing in Davis County is a detached single-family unit. Many of the landlords who are renting homes or small "mom and pop" housing providers are not aware of the full implications of the Fair Housing Act and the "reasonable accommodations" provision.

Goal: Increase Fair Housing education to address the education of landlords regarding "reasonable accommodations".

Goal: Increase awareness and compliance with Fair Housing laws.

Action Items:

- Review the Good Landlord curriculum to ensure it adequately addresses the Fair Housing Act and particularly the Reasonable Accommodations requirements for landlords.
- Work with state agencies and DLC to promote fair housing educational opportunities.
- Work with the Utah Apartment Association's to increase attendance at Fair Housing Tradeshow.
- Promote April as Fair Housing Month to increase the public's awareness of the Fair Housing Act. Display posters at City offices and provide posters to partners.
- Utilize the FHEO logo in City documents to raise awareness of Fair Housing.
- Provide citizens with fair housing information utilizing the Fair Housing and Housing Affordability outreach flyers.
- Partner with Davis County and Utah Disability Law Center to provide education on renters' rights.
- Support Davis County to help tenants resolve disputes, and free assistance to Clearfield's most vulnerable renters facing eviction.
- Promote renters' advocacy groups and when necessary refer them to the Disability Law Center and/or Utah Anti-discrimination and Labor Division for legal counsel.
- Encourage housing developers (nonprofit and for-profit) to purchase and rehab foreclosed properties.

Signature for the City of Clearfield

By my signature I certify that the Analysis of Impediments to Fair Housing Choice for the City of Clearfield is in compliance with the intent and directives of the regulations of the Community Development Block Grant Program regulations.

_____

Mark Shepherd
Clearfield Mayor

_____

Date

APPENDIX A - Sources

Davis Behavioral Health Housing, interview May 2020.

Bureau of Business and Economic Research, University of Utah "Utah Construction Reports" http://www.business.utah.edu/display.php?&pageId=169

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Davis County Regional Analysis of Impediments to Fair Housing Choice, 2014.

Envision Utah: "Meeting Housing Needs" Urban Planning Tools for Quality Growth, http://www.envisionutah.org/Chapter_2.pdf

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Family Connection Center, Interview May 2020. Mortgage Calculator http://www.mortgage-calc.com/mortgage/simple.php

Homeless Liaison, Davis School District, Interview May 2020. State of Utah Anti-Discrimination and Labor Division

Safe Harbor Crisis Center, Interview May 2020.

Utah Department of Workforce Services, Workforce Information. http://jobs.utah.gov/

Utah Governor's Office of Planning and Budget, Population Estimates Committee. http://www.governor.utah.gov/dea/

Utah Legislative Code http://www.le.state.ut.us/~code/TITLE10/10_08.htm

U.S. Census Bureau http://www.census.gov

U.S. Department of Housing and Urban Development CHAS tables http://www.huduser.org/portal/datasets/ahs/ahs97lim.html

Davis Community Housing Authority, interview May 2020.

FUTUREWORKS (ARLINGTON, MA). “Thinking and Acting Regionally. In the Greater Wasatch Area: Implications for Local Economic Development Practice”. Erin Flynn, Ph.D. (VP, FutureWorks). http://www.futureworks-web.com/pdf/ Case20Book.pdf

ENVISION UTAH. Local Government Economic Development Toolbox. http://www.envisionutah.org

APPENDIX B - Housing and Related Laws

Statutes

Fair Housing Act

42 U.S.C. §§ 3601-19

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.

Title VI of the Civil Rights Act of 1964

42 U.S.C. § 2000d-1

Title VI prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.

Section 504 of the Rehabilitation Act of 1973

29 U.S.C. § 794

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 508 of the Rehabilitation Act of 1973

29 U.S.C. § 794d

Section 508 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

Title II of the Americans with Disabilities Act of 1990

42 U.S.C. §§ 12131 – 12165

Title II of the ADA prohibits discrimination based on disability in programs and activities provided or made available by public entities. HUD enforces Title II with respect to housing-related programs and activities of public entities, including public housing, housing assistance and housing referrals.

Title III of the Americans with Disabilities Act of 1990

42 U.S.C. § 12181 – 12189

Title III of the ADA prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are covered by Title III of the ADA.

Architectural Barriers Act of 1968

42 U.S.C. § 4151 et seq.

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by persons with disabilities.

Section 109 of Title I of the Housing and Community Development Act of 1974

42 U.S.C. § 5309

Section 109 prohibits discrimination on the basis of race, color, national origin, sex, and religion in any program or activity funded in whole or in part under Title I of the Community Development Act of 1974, which includes Community Development Block Grants.

Title IX of the Education Amendments Act of 1972

20 U.S.C. §§ 1681-83, 1685-88

Title IX prohibits discrimination on the basis of sex in any education programs and activities that receive federal financial assistance. HUD enforces Title IX when it relates to housing affiliated with an educational institution.

Violence Against Women Act

42 U.S.C. § 14043e–11

VAWA provide housing protections for victims of domestic violence, dating violence, sexual assault, and stalking in many of HUD's housing programs. VAWA also requires the establishment of emergency transfer plans for facilitating the emergency relocation of certain tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

Age Discrimination Act

42 U.S.C. §§ 6101 – 6107

The Age Discrimination Act of 1975 prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance.

Executive Orders

Executive Order 11063

Equal Opportunity in Housing

Executive Order 11063, issued on November 20, 1962, prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 12892

Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing

Executive Order 12892, issued on January 17, 1994, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort.

Executive Order 12898

Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

Executive Order 12898, issued on February 11, 1994, requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

Executive Order 13166

Improving Access to Services for Persons With Limited English Proficiency

Executive Order 13166, issued on August 11, 2000, requires each federal agency to take steps to ensure that eligible persons with limited English proficiency are provided meaningful access to all federally-assisted and federally-conducted programs and activities.

Executive Order 13217

Community Based Alternatives for Individuals With Disabilities

Executive Order 13217, issued on June 18, 2001, requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

Regulations

Accessibility Standards for Design, Construction, and Alteration of Publicly Owned Residential Structures
24 C.F.R. part 40

Affirmative Fair Housing Marketing
24 C.F.R. part 108
24 C.F.R. part 110
24 C.F.R. part 200, subpart M
24 C.F.R. § 203.12(b)(3)

Affirmatively Furthering Fair Housing
24 C.F.R. §§ 5.150 – 5.168

Certification and Funding of State and Local Fair Housing Enforcement Agencies
24 C.F.R. part 115

Collection of Data
24 C.F.R. part 121

Discriminatory Conduct Under the Fair Housing Act
24 C.F.R. part 100

Equal Access Rule
24 C.F.R. § 5.105
24 C.F.R. § 5.106

Fair Housing Act Complaint Processing
24 C.F.R. part 103

Fair Housing Poster
24 C.F.R. part 110

Fair Housing Initiatives Program
24 C.F.R. part 125

Information and Communication Technology Standards and Guidelines
36 C.F.R. part 1194

Nondiscrimination and Equal Opportunity in Housing Under Executive Order 11063
24 C.F.R. part 107

Nondiscrimination Based on Handicap in Federally-Assisted Programs and Activities of the Department of Housing and Urban Development
24 C.F.R. part 8

Nondiscrimination in Federally-Assisted Programs of the Department of Housing and Urban Development – Effectuation of Title VI of the Civil Rights Act of 1964
24 C.F.R. part 1

Nondiscrimination in Programs and Activities Receiving Assistance under Title I of the Housing and Community Development Act of 1974
24 C.F.R. part 6

Nondiscrimination on the Basis of Age in HUD Programs or Activities Receiving Federal Financial Assistance
24 C.F.R. part 146

Nondiscrimination on the Basis of Disability in State and Local Government Services
28 C.F.R. part 35

Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance
24 C.F.R. part 3

Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
24 C.F.R. §§ 5.2001 – 5.2011

CHAPTER 4 – MODERATE INCOME HOUSING PLAN

INTRODUCTION

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.

BACKGROUND

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:

- To meet the needs of people of various income levels living, working, or desiring to live or work in the community;
- To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- An analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

There are major factors which are outside a local government's control and purview when it comes to development, construction, and housing affordability. Some of those constraints consist of price of land, construction cost, availability of financing, and other economic factors—most specifically that the housing affordability gap is increasing because the income of families is not increasing at the same rate as the cost of living.

HOUSING OPPORTUNITIES IN CLEARFIELD

Jobs, family income, transportation costs, and housing are all intricately connected. Providing opportunities for workers to live in the city in which they work would have a positive effect on in-commuting and reducing transportation costs.

New research has shown that stable families, communities and housing have positive effects on the economic vitality, in addition to the mobility of children, particularly lower income children. Clearfield, in the past has been at the forefront of housing options and affordability, but is leading the way as those elements of the City have set the foundation for economic and redevelopment opportunities never before realized.

The Housing Element update, therefore, intends to simply set the framework for realistic short-term and longer-term strategies which will foster incremental improvements for the current and future residents of the City. While this plan is not all inclusive, it attempts to provide a more comprehensive view of the opportunities on this complex matter.

Commitment to Housing

The City of Clearfield desires to maintain a variety of quality housing that will serve its growing and diverse population. A variety of housing options is also necessary to accommodate people working within the City. Young families, single persons, students, seniors, and empty-nesters have different housing needs and so different housing choices should exist to provide for those needs.

It offers strategic implementable responses to housing needs, land use transitions, and transportation infrastructure needs that will occur due to the changing demographics and needs in the City.

Moderate Income Housing

The overall goal of providing moderate housing is to meet the needs of those people who desire to live, work, and play in the city, and to allow them to benefit from and fully participate in all aspects of the community.

According to the 2010-2014 American Community Survey 5-Year Estimates (census.gov), of the 9,767 households in Clearfield, 5,162 (52%) have an income of less than $50,000 (71% of the Davis County area median—$70,388). A reasonable estimate of the number of Clearfield households at or below 80% ($56,310) of the area median income is 59%. Current data show that more than 55% of the City's housing stock is considered affordable.

Current Housing Tools

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.

- 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 (implements Goal #4).
- 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 (implements Goal #4).

- *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. (implements Goal #4).
- 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 and is a mechanism to help the overall affordability of the project (implements Goal #1-4).

Potential Housing Tools

Below 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 (implements Goal #1-4).
- Density Bonus - Density bonus programs can be a resource used by developers to leverage additional density than current zoning ordinances allow, they are also commonly used to complement the use of LIHTC tax credits. A density bonus can provide an increase in the number of dwelling units per acre, overall height or floor area ratio with the ultimate goal of more units being built on a single parcel. Density programs can allow for a percentage of increase in baseline permitted density in exchange for affordable housing units (implements Goal #1-3).
- Accessory Dwelling Units (ADU) - This would be a valuable options for those who desire to age in place, or others in need of income in the past the prime of their wage earning years. The zoning code currently prohibits accessory dwelling units (ADU) in all residential zones. Within

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. (Implements Goal #1-4).

GOALS AND HOUSING POLICY

The section below identifies goals and objectives the City will be pursue during the next five years (with annual reviews) to not only provide realistic opportunities for the development of more housing options and affordability in the City, but to ensure the on-going maintenance of a healthy housing environment and the high quality services that the City provides for the residents to enjoy today and into the future.

The following four items have been selected based on the input from the Council for inclusion into the MIHP (four items are required for Communities with fixed-guideway transit):

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

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

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

a. Support a range of housing types, including townhomes, row-homes, and condos, which appeal to younger and older individuals as well as a variety of population demographics.
b. Implement goals and objectives from creating Clearfield Downtown Small Area plan to implement centers and create areas of focus along major transit corridors which include the Downtown Form Based Code area and the Clearfield Station site.
c. 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

a. 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.
b. Regularly review the City Zoning Map to determine areas where a diversity of housing or housing options can fit within the vision for the City.
c. Consider policy or ordinance changes that would allow for an expedited review process for projects that include components for moderate income housing.
d. Participate in regional discussions and planning efforts to ensure connectivity to surrounding communities and transit opportunities.

e. Update the General Plan and current zoning designations to align with the Wasatch Choice 2050 vision for applicable areas.
f. 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

a. In conjunction with Davis Community Housing Authority, ensure that all housing programs enacted by the City preserve and/or enhance the quality and/or unique character of existing Clearfield neighborhoods.
b. Perform an assessment of the City's existing housing stock to identify neighborhoods that would benefit from housing rehabilitation programs.
c. Continue to support Code Enforcement efforts to assist in improving the appearance and safety of neighborhoods.
d. Consider grandfathering existing ADUs and guest houses to recognize them as legal non-conforming uses and consider the adoption of an ADU ordinance with standards to meet the needs of the Clearfield community.
e. 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.
f. 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.
g. Continue offering neighborhood clean-up programs and free green waste trailer use to residents and holding scheduled free city-wide clean up days.
h. The city will continue to utilize Emergency Home Repair and Housing Rehabilitation programs funded through the City's Community Development Block Grant (CDBG) program, as funding is annually allocated to the City.

Clearfield is primarily built-out and future development and redevelopment in the community will be guided by citizens, elected and appointed officials, and other stakeholders in the creation of community-based plans. Due to the lack of greenfield development, future housing development will be centered around infill and the transitions of existing land use. The City has embarked on several long-range planning projects to examine the redevelopment of the community. These projects will be realized in the coming years, but it is essential the work and analysis begins today.

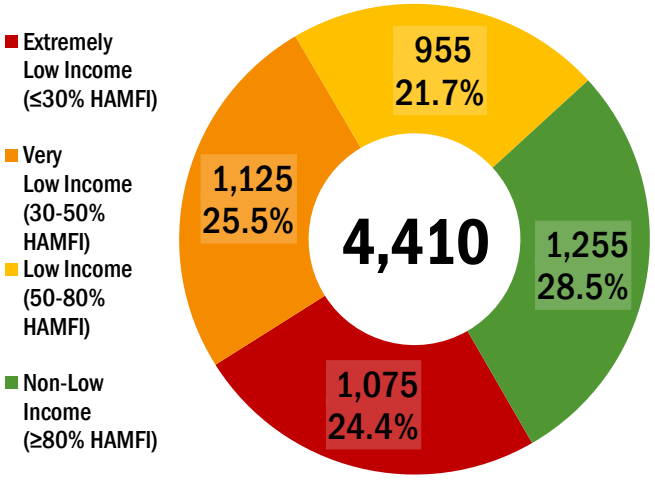
APPENDIX

2019 Clearfield City Housing Gap Analysis

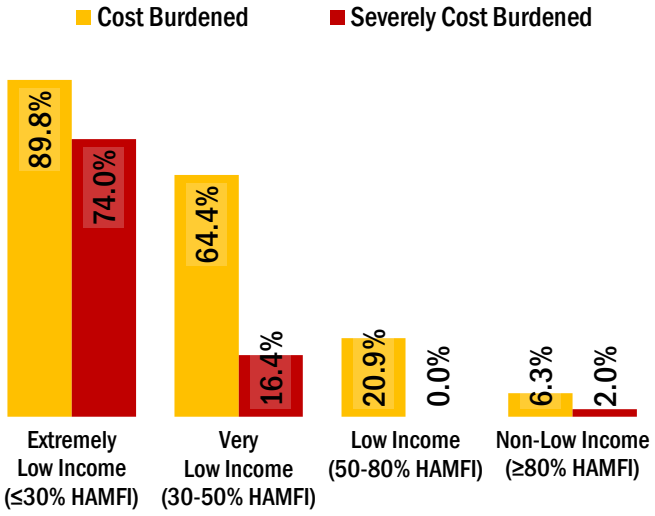
2018 Moderate Income Housing Report

Affordable Housing Gap: Clearfield, 2012-2016

Clearfield's Renter Households by Income Level



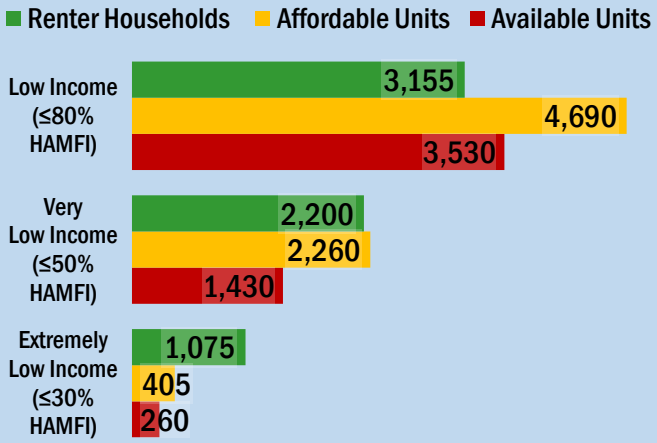
Clearfield's Proportion of Cost Burdened Renter Households



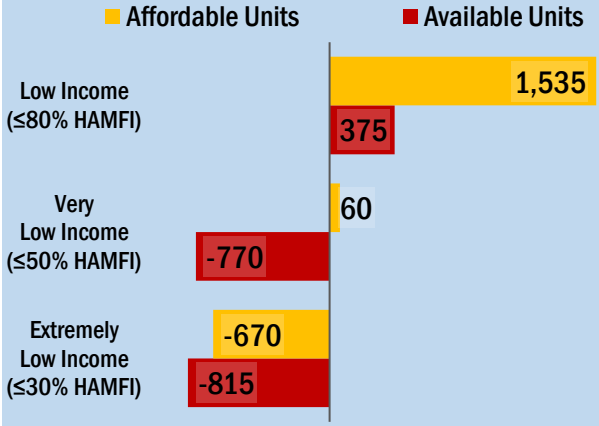
Comparison of Clearfield and Davis County's Affordable & Available Rental housing Units per 100 Renter Households

GAP	Affordable Units		Available Units	
HAMFI LEVEL	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	59.3
Extremely Low Income (≤30% HAMFI)	37.7	55.0	24.2	26.3

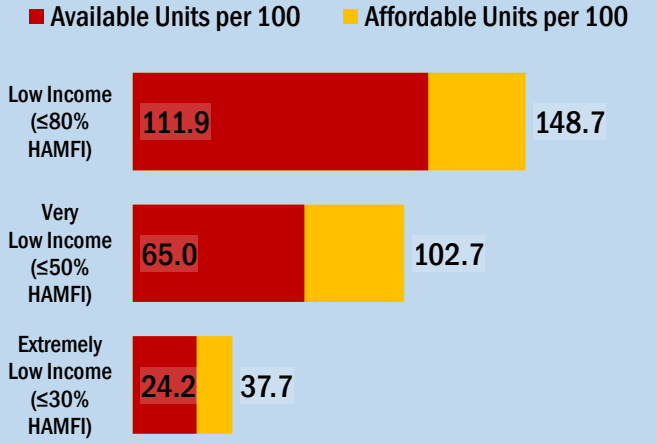
Clearfield's Affordable & Available Rental Housing Gap



Clearfield's Affordable & Available Rental Housing Deficit



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



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

State of Utah

Moderate-Income Housing Reporting Form

A form for reporting the findings of a biennial moderate-income housing element review.
Revised: March 2018

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

A proud partner of the AmericanJobCenter network

MODERATE-INCOME HOUSING REPORTING FORM

General purpose municipal governments, other than towns, are required to include a 5-year moderate-income housing element in their comprehensive general plan. The following are obligated municipal governments:

- All cities of the first, second, third, and fourth class.
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.

In addition, every two years the legislative body of obligated municipal governments are to:

- Conduct a thorough review of the moderate-income housing element and its implementation; and
- Revise its 5-year moderate-income housing needs estimates; and
- Report the findings of the biennial review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services no later than December 31st; and
- Post the findings report on their municipality's website.

NOTE: Completion of this form only partially satisfies each municipality's obligations to ensure an adequate supply of moderate-income housing within their geographic jurisdiction. It is also incumbent upon each municipality to stay apprised of pertinent state and federal housing-related legislation, administrative rules, regulatory procedures, and reporting deadlines.

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Clearfield City
Reporting Date: 11/01/2018
General Plan's Web Address: www.clearfieldcity.org

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: 55 S. State Street P.O. Box:
City: Clearfield , UT Zip Code: 84015
Mayor's First and Last Name: Mark Shepherd
Mayor's Email Address: mark.shepherd@clearfieldcity.org

PREPARER INFORMATION:

Preparer's First and Last Name: Spencer W. Brimley
Preparer's Title: Community Development Director
Preparer's Email Address: Spencer.Brimley@Clearfieldcity.org
Preparer's Telephone: (801) 525-2785 Extension: N/A

INSTRUCTIONS (1 OF 3):

Download the electronic version of this form at:

https://goo.gl/z4hm8Y

Only save the electronic version of this form in its original "fillable" PDF format.

The legislative body of each municipal government is to review the sections of the Utah Code cited below. Municipal governments must then prepare a report of their biennial review's findings in accordance with these sections of Utah Code. They may utilize the Moderate-Income Housing Reporting Form in the following pages to report the findings of their biennial reviews. Municipal governments opting to use this form are to respond directly to questions in the appropriate boxes, but may need to attach additional pages for longer responses.

MODERATE-INCOME HOUSING REPORTING CRITERIA IN THE UTAH CODE

(Updated: March 2018)

UCA 10-9a-103(34):

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

UCA 10-9a-103(41):

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

(a) an estimate of the existing supply of moderate income housing located within the city;
(b) an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
(c) a survey of total residential land use;
(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
(e) a description of the city's program to encourage an adequate supply of moderate income housing.

UCA 10-9a-401(3):

(3)(a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.

(3)(b) On or before July 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):

(i) a city of the first, second, third, or fourth class;
(ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class;
(iii) a metro township with a population of 5,000 or more; and
(iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.

(3)(c) The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:

(i) the most recent official census or census estimate of the United States Census Bureau; or
(ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.

UCA 10-9a-403(2):

(2)(a)(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.

(2)(b) In drafting the moderate income housing element, the planning commission:

- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
  - (A) to meet the needs of people desiring to live in the community; and
  - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the next five years, which means or techniques may include a recommendation to:
  - (A) rezone for densities necessary to assure the production of moderate income housing;
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
  - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
  - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city; construction of moderate income housing;
  - (E) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;
  - (F) consider utilization of affordable housing programs administered by the Department of Workforce Services; and
  - (G) consider utilization of programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.

UCA 10-9a-408

(1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall biennially:

- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
- (b) prepare a report on the findings of the review described in Subsection (1)(a); and
- (c) post the report described in Subsection (1)(b) on the municipality's website.

(2) The report described in Subsection (1) shall include a description of:

- (a) efforts made by the municipality to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the municipality to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on:
  - (i) the number of housing units in the municipality that are at or below:
    - (A) 80% of the adjusted median income for the municipality;
    - (B) 50% of the adjusted median income for the municipality; and
    - (C) 30% of the adjusted median income for the municipality;
  - (ii) the number of housing units in the municipality that are subsidized by the municipality, the state, or the federal government; and
  - (iii) the number of housing units in the municipality that are deed-restricted;
- (d) all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (e) all efforts made by the municipality to utilize a moderate income housing set-aside from a redevelopment agency, a community development agency, or an economic development agency;
- (f) money expended by the municipality to pay or waive construction-related fees required by the municipality; and
- (g) programs of the Utah Housing Corporation that were utilized by the municipality.

(3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

(4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(5)(c), a plaintiff may not recover damages but may be awarded injunctive or other equitable relief.

INSTRUCTIONS (2 0F 3):

The following pages contain two (2) parts that pertain to UCA 10-9a-103(b) and UCA 10-9a-408. Part I consists of eight (8) sections that require the report's preparer to revise 5-year estimates of the municipality's housing needs. The report's preparer will need to download data from the U.S. Census Bureau's FactFinder website to complete this part of the form. Part II consists of seven (7) sections that will require the preparer to review city ordinances, existing plans, and compile records from multiple sources, including: The municipality's various departments, affiliated development agencies, interlocal cooperatives, associations of government, public housing authorities, and/or county assessors.

NOTE: Reporting the findings of a biennial moderate-income housing review is a time intensive process. Municipalities should set-aside sufficient time to prepare an adequate report. The Utah Housing and Community Development Division has developed this form to assist municipal governments with their biennial reporting obligations. Nonetheless, a preparer of the biennial report is expected to have a basic knowledge of planning principles, a familiarity with demographic methods, and an understanding of state laws governing moderate-income housing as well as applicable municipal ordinances.

PART I: REVISED ESTIMATES OF 5-YEAR MODERATE-INCOME HOUSING NEEDS

In accordance with UCA 10-9a-103(b), please complete the tables in the following sections to revise estimates of the municipality's 5-year moderate-income housing needs.

The report's preparer should use the advanced search functions of the U.S. Census Bureau's American FactFinder website to look up tabulated values from the American Community Survey (ACS). Specific ACS tables are listed in each table to aid searches. FactFinder tutorials are widely available on the internet, including HCDD's website: https://goo.gl/z4hm8Y. Municipalities should use 5-year ACS estimates, but they may determine for themselves whether to use 3-year or 1-year estimates if available and appropriate. Alternatively, municipalities may use the most recent estimates and projections generated by the Utah Population Estimates Committee. Municipalities may use compound annual growth rate, average annual growth rate, trend analysis, or a more sophisticated estimating technique of their choice to estimate their 5-year moderate-income housing needs.

www.factfinder.census.gov

SECTION 1: Population by tenure in the municipality

Table B01003 Table B25008	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total Population: (ACS Table B01003)	29,510	30,483	0.54%	31,318.30
Total Population in occupied housing units (ACS Table B25008)	28,516	30,198	0.96%	31,675.21
Total Population in owner-occupied housing units (ACS Table B25008)	16,515	17,520	0.99%	18,404.06

Total Population in renter-occupied housing units (ACS Table B25008)	12,001	12,678	0.92%	13,271.25
Subtract the total population living in occupied housing units from the total population to estimate the total population without housing.	994	285	-18.80%	100

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.
Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

SECTION 2: Supply of housing units by structure type in the municipality

Table B25001 Table B25032	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
TOTAL HOUSING UNITS (ACS Table B25001)	10,482	10,238	-0.39%	10,039.01
Total occupied units (ACS Table B25032)	9595	9621	0.05%	9,642.72
Owner-occupied structures (ACS Table B25032)	5181	5212	0.10%	5,237.97
1 unit, detached	4475	4579	0.38%	4,667.15
1 unit, attached	200	144	-5.33%	109.51
2 units	9	5	-9.33%	3.06
3 or 4 units	54	109	12.42%	195.71
5 to 9 units	0	32	0%	0
10 to 19 units	13	12	-1.33%	11.23
20 to 49 units	0	9	0%	0
50 or more units	0	0	0%	0
Mobile homes	430	322	-4.71%	253.03
Boat, RV, van, etc.	0	0	0%	0
Renter-occupied structures (ACS Table B25032)	4414	4409	-0.02%	4,404.84
1 unit, detached	695	736	0.96%	772.01
1 unit, attached	538	592	1.61%	641.12
2 units	278	335	3.16%	391.33
3 or 4 units	612	765	3.79%	921.34
5 to 9 units	550	526	-0.74%	506.80
10 to 19 units	882	635	-5.33%	482.90
20 to 49 units	569	428	-4.64%	337.59
50 or more units	145	224	7.52%	321.85
Mobile homes	205	168	-3.26%	142.32
Boat, RV, van, etc.	0	0	0%	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.
Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

SECTION 3: Housing occupancy in the municipality

Table B25003 Table B25081	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total households in occupied housing units (ACS Table B25003)	9595	9621	0.05%	9642.72
Total households in owner-occupied housing (ACS Table B25003)	5212	5212	0.10%	5237.97
With a Mortgage (ACS Table B25081)	3984	4114	0.54%	4225.57
Without a Mortgage (ACS Table B25081)	1197	1098	-1.43%	1021.78
Total households in renter-occupied housing (ACS Table B25003)	4414	4409	-0.02%	4,404.84

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

SECTION 4: Housing vacancy in the municipality

Table B25004	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total vacant units (ACS Table B25004)	887	617	-5.87%	455.95
For rent (ACS Table B25004)	543	191	-15.98%	79.96
Rented, not occupied (ACS Table B25004)	0	35	0%	0
For sale only (ACS Table B25004)	54	69	4.17%	84.64
Sold, not occupied (ACS Table B25004)	72	0	-100%	0
For seasonal, recreational, or occasional use (ACS Table B25004)	68	0	-100%	0
For migrant workers (ACS Table B25004)	0	0	0%	0
Other vacant (ACS Table B25004)	150	332	14.16%	643.69

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

SECTION 5: Average household size of the municipality

Table B25010	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Average Household Size (ACS Table B25010)	2.97	3.14	0.93%	3.29
Average Owner Household Size (ACS Table B25010)	3.19	3.36	0.87%	3.51
Average Renter Household Size (ACS Table B25010)	2.72	2.88	0.96%	3.02

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

SECTION 6: Monthly median housing costs in the municipality

Table B25088 Table B25064	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total median owner-occupied housing costs (ACS Table B25088)	1097	1051	-0.71%	1,014.14
Units with a mortgage (ACS Table B25088)	1223	1163	-0.83%	1,115.25
Units without a mortgage (ACS Table B25088)	298	327	1.56%	353.31
Median gross rent (ACS Table B25064)	846	934	1.66%	1,014.29

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.
Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

SECTION 7: Median household income in the municipality

Table B25119	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median household income (ACS Table B25119)	47,570	50,687	1.06%	53,439.96
Owner-occupied income (ACS Table B25119)	56,423	61,776	1.52%	66,622.79
Renter-occupied income (ACS Table B25119)	36,609	36,506	-0.05%	36,420.39

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

SECTION 8: "COUNTY-LEVEL" Area Median Income (AMI)*

Table B19019 Table B19119	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median HOUSEHOLD income (ACS Table B19019)	47,570	50,687	1.06%	53,439.96
1-person household	34,275	25,507	-4.81%	19,940.11
2-person household	55,183	51,190	-1.24%	48,084.12
3-person household	46,055	57,208	3.68%	68,539.37
4-person household	47,240	58,125	3.52%	69,088.73
5-person household	52,711	62,368	2.84%	71,753.92
6-person household	56,556	67,455	2.98%	78,125.66
≥ 7-person household	83,682	63,929	-4.39%	51,080.22
Median FAMILY income (ACS Table B19119)	49,913	57,929	2.51%	66,584.01
2-person family	50,108	49,879	-0.41%	47,877.89
3-person family	50,131	53,649	1.14%	56,768.53
4-person family	45,612	60,204	4.73%	75,871.83
5-person family	52,364	62,259	2.93%	71,918.93
6-person family	55,195	78,846	6.12%	106,131.98
≥ 7-person family	62,273	59,808	-0.67%	57,828.53

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

***NOTE:** AMI is always calculated at the **COUNTY-LEVEL**.

Using the calculations above, explain the municipality's current and projected housing needs.

Median household income is projected to grow over the next 5 years by approximately $3,000. Clearfield has a large suppy of affordable units, but availability of those units is a growing concern. There is a need for approximately 1,200 units in an effort to work toward addressing the housing availability issue. Clearfield City continues to see an increased need for housing in the City. The lack of availability is the greater concern, but create housing that is affordable is just as important. Seventy-five percent of Clearfield renters fall into the low to very low income category relative to the percent of income spent on housing. Given the limited supply of affordable units, the City is taking a proactive approach to creating housing options, through zoning regulaltions, to meet the needs of the City.

PART II: FINDINGS OF THE MODERATE-INCOME HOUSING ELEMENT REVIEW

In accordance with UCA 10-9a-408, please complete the following sections to report the findings of the municipal legislative body's review of the moderate-income housing element of the general plan.

SECTION 1: Efforts made by the municipality to reduce, mitigate, or eliminate barriers to moderate income housing

The following questions were adapted from the U.S. Department of Housing and Urban Development's "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers" (OMB approval no. 2535-0120).

1) ○ Yes ◉ No — Does the municipality's general plan include a moderate-income housing element that utilizes maps, illustrations, tables, and a detailed analysis of means and techniques to set forth goals, policies, and guidelines intended to direct the jurisdiction's present and future residential development?

2) ◉ Yes ○ No — Does the moderate-income housing element of the municipality's general plan take into account the anticipated growth of the region, for existing and future residents, including low-income, very low-income, and extremely low-income households for at least the next five years?

3) ○ Yes ◉ No — Does the municipality's zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding moderate-income housing needs by providing:

   a) Sufficient land use and density categories for multifamily housing, duplexes, small lot homes and other similar elements; and
   b) Sufficient land zoned or mapped "as-of-right" in these categories, that can permit the building of moderate-income housing addressing the needs identified in the plan?

4) ○ Yes ◉ No — Does the municipality's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?

5) ◉ Yes ○ No — If the municipality has development impact fees, are the fees specified and calculated under local and/or state statutory criteria?

6) ◉ Yes ○ No — Do the municipality's development impact fee statutes provide criteria that set standards for the allowable types of capital investments that have a direct relationship between the fee and the development, and a method for fee calculation?

7) ○ Yes ◉ No — If the municipality has impact fees or other significant fees, does it provide waivers of these fees for moderate-income housing?

8) ○ Yes ◉ No — Has the municipality adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings?

9) (●) Yes ( ) No — Does the municipality use a recent version of a nationally recognized model building code, published within the last 5 years, without significant technical amendment or modification?

10) (●) Yes ( ) No — Does the municipality's zoning ordinance or land use regulations permit manufactured housing "as-of-right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?

11) ( ) Yes (●) No — Within the past five years, has a the municipality's legislative body conducted a comprehensive study of, public hearings for, or established a formal ongoing process to review residential development regulations and processes to assess their impact on its supply of moderate-income housing?

12) ( ) Yes (●) No — Has the municipality implemented regulatory reforms consistent with the findings of a comprehensive housing study, public hearings, or periodic reviews in the last five years?

13) ( ) Yes (●) No — Within the past five years, has the municipality modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?

14) ( ) Yes (●) No — Does the municipality grant sufficient density bonuses to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of moderate-income housing?

15) ( ) Yes (●) No — Has the municipality established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?

16) ( ) Yes (●) No — Does the municipality provide for expedited permitting and approvals for all moderate-income housing projects?

17) (●) Yes ( ) No — Has the municipality established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?

18) ( ) Yes (●) No — Does the municipality allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as-of-right" in a majority of residential districts otherwise zoned for single-family housing?

19) ( ) Yes (●) No — Does the municipality have an explicit policy that adjusts or waives existing parking requirements for all moderate-income housing developments?

20) ( ) Yes (●) No — Does the municipality require moderate-income housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?

21) What other efforts has the municipality made to reduce, mitigate, or eliminate barriers to moderate-income housing?

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 corrirdor 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.

SECTION 2: Report the municipality's actions to encourage the preservation of existing moderate-income housing and development of new moderate-income housing during the preceding biennium?

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. Additionally, 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. Additionally 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. Most importantly, these units are all located within walking distance to major transit corridors (bus lines) and opportunities which are imperative to the support of moderate income housing. City Staff continues to promote commercial development to serve these residential areas as well, which the City recognizes as an imperative component of meaningful moderate income and high-density housing.

The City also recently purchased a mobile home park for the purpose of infill/redevelopment. The City, in partnership with a development partner, are working to provide a greater diversity in the housing stock that will be appealling and attainable for those who fall within the defined tiers of moderate income housing limits. 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.

SECTION 3: Analyze the municipality's progress in providing moderate-income housing.

SUBSECTION 3.1:

Enter data from TABLE 1 and TABLE 2 at the end of this form into the tables below to calculate the municipality's progress in providing affordable and available moderate-income rental housing for the current and previous biennium. Subtract data in TABLE 2 from TABLE 1 to estimate the municipality's progress in providing moderate-income housing. Finally, in each table below subtract the number of affordable units from the number of renter households and then subtract the number of available units from the number of renter households to estimate the municipality's moderate-income housing gap.

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 1 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1095	340	225	-755	-870
≤ 50% HAMFI	2270	2115	1270	-155	-1000
≤ 30% HAMFI	3240	4430	3290	1190	50

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 2 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1060	465	305	-595	-755
≤ 50% HAMFI	2060	2110	1360	50	-700
≤ 30% HAMFI	3095	4475	3240	1380	145

Subtract data from TABLE 2 from TABLE 1 to estimate progress in providing moderate-income housing

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	35	-125	-80	-160	-115
≤ 50% HAMFI	210	5	-90	-205	-300
≤ 30% HAMFI	145	-45	50	-190	-95

SUBSECTION 3.2:

Using municipal records, report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government 18

State Government 14

Federal Government 651

SUBSECTION 3.3:

Use municipal records to report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

665

SECTION 4: Report all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act during the preceding biennium.

Clearfield City will continue to work on a regional approach to affordable housing issues and will look for opportunities to collaborate to improve City neighborhoods. 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.

SECTION 5: Report the municipality's efforts to utilize the moderate income housing set-asides from redevelopment agencies, community development agencies, or economic development agencies by completing the following tables.

Project Area Name:	RDA 6 NORTH FREEPORT CENTER
Agency type:	RDA
Start date:	10/09/1990
Expiration date:	12/31/2030
Initial value:	$937,714
Future value:	$21,050,854
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

Redevelopment projects approved before 1993 are not required to maintain a separate affordable housing fund

Project Area Name:	RDA 7 WEST SIDE CENTRAL BUSINESS DISTRICT
Agency type:	RDA
Start date:	02/20/1991
Expiration date:	12/31/2023
Initial value:	$9,238,809
Future value:	$39,371,475
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

Redevelopment projects approved before 1993 are not required to maintain a separate affordable housing fund

Project Area Name:	RDA 8 NORTHGATE EAST SIDE AREA
Agency type:	RDA
Start date:	01/22/1991
Expiration date:	12/31/2026
Initial value:	$32,290,319
Future value:	$49,521,349
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

Redevelopment projects approved before 1993 are not required to maintain a separate affordable housing fund

Project Area Name:	RDA 9 700 SOUTH STREET
Agency type:	EDA
Start date:	08/09/1994
Expiration date:	12/31/2026
Initial value:	$11,020,003
Future value:	$37,648,973
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

20% housing set aside was not required as a part of this project area plan.

Project Area Name:	RDA 10 SOUTHWEST FREEPORT
Agency type:	RDA
Start date:	02/17/1993
Expiration date:	12/31/2026
Initial value:	$799,138
Future value:	$31,146,645
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

20% housing set aside was not required as a part of this project area plan.

Project Area Name:	ATK EDA
Agency type:	EDA
Start date:	06/26/2011
Expiration date:	12/31/2022
Initial value:	$78,168,767
Future value:	$105,784,209
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

20% housing set aside was not required as a part of this project area plan.

Project Area Name:	CLEARFIELD STATION CDA
Agency type:	CDA
Start date:	10/22/2013
Expiration date:	12/31/2048
Initial value:	$9,558,053
Future value:	N/A
% Rate per yr.:	N/A
Amount collected:	N/A
Amount expended:	N/A

Description of moderate-income housing set-aside utilization:

20% housing set aside was not required as a part of this project area plan.

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

If necessary, duplicate this page to list all active project areas in the municipality.

SECTION 6: Report the money expended by the municipality to pay or waive construction-related fees required by the municipality during the preceding biennium.

Clearfield City partnered with Have a Heart to build a home for a single low-moderate income family. Building permit fees were waived as a part of this project.

CDBG funds have been utilized in the City to create programs for residents to perform necessary updates to their homes, as well as emergency repairs as needed.

SECTION 7: Provide a description of the programs of the Utah Housing Corporation that were utilized by the municipality during the preceding biennium.

Not at this time.

INSTRUCTIONS (3 OF 3):

SUBMISSION GUIDELINES:

1. **Biennial moderate-income housing review reports are due on December 31st of each year.**

2. Emails must include the following items as *separate* attachments:
   (a) A findings report of the biennial moderate-income housing element review
   (b) The most current version of the moderate-income housing element of the municipality's general plan
   (c) A copy of the resolution formally adopting the current moderate income housing element as part of the municipality's general plan
   (d) A link to the biennial report on the municipality's website

3. Acceptable electronic document formats include:
   (a) DOC, DOCX, RTF, OTD, and PDF

4. Emails MUST be addressed to:

biennialreporting@utah.gov

For additional moderate-income housing planning resources, please visit:

https://goo.gl/z4hm8Y

TABLE 1:

Moderate-income renter households, affordable rental units, and available rental units, 2010-2014

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	20	175	335	80	84	264	4	53	168
American Fork	345	755	1,110	150	350	1,555	35	170	925
Bluffdale	45	150	280	25	115	345	0	50	270
Bountiful	540	1,235	2,330	420	1,625	3,560	195	705	2,245
Brigham City	415	755	1,235	415	1,400	1,950	280	820	1,450
Cedar City	1,525	2,470	3,510	1,150	3,365	4,845	655	2,220	3,860
Cedar Hills	35	60	145	30	30	100	0	15	65
Centerville	230	295	460	90	250	725	50	185	545
Clearfield	1,125	2,260	3,400	405	2,260	4,690	260	1,430	3,530
Clinton	55	175	555	65	295	820	4	64	499
Cottonwood Heights	395	840	1,645	205	650	3,325	50	300	1,755
Draper	215	575	1,075	155	330	1,980	0	150	995
Eagle Mountain	120	130	430	55	55	525	20	20	395
Enoch	35	65	105	50	80	175	0	15	95
Farmington	145	215	610	140	480	870	20	105	535
Farr West	30	30	55	20	70	130	0	4	49
Fruit Heights	4	59	79	0	25	80	0	4	68
Grantsville	185	265	295	190	245	455	160	190	319
Harrisville	10	80	180	35	125	350	0	70	215
Heber	240	455	750	65	295	1,095	4	169	724
Herriman	210	475	640	10	80	1,360	10	25	795
Highland	30	70	85	50	85	120	0	30	55
Holladay	350	865	1,500	160	870	2,390	35	375	1,580
Hooper	15	15	45	0	15	80	0	0	30
Hurricane	335	555	745	120	340	1,285	55	185	760
Hyrum	80	145	235	50	115	285	20	34	223
Ivins	55	205	375	70	80	290	0	55	225
Kaysville	250	520	840	290	700	950	145	430	774
Layton	1,330	2,385	3,555	690	2,865	5,325	330	1,845	3,700
Lehi	380	770	1,485	170	494	1,649	35	154	1,094
Lindon	105	145	315	60	99	394	25	49	279
Logan	2,105	4,225	6,560	1,105	5,060	8,915	515	2,925	6,555
Mapleton	20	50	175	15	60	205	15	30	149
Midvale	1,365	2,180	3,695	395	1,535	5,765	170	750	3,725
Murray	1,340	2,895	4,570	560	2,260	6,675	210	1,445	4,760
Nibley	20	45	110	20	85	115	0	10	65
North Logan	220	385	575	135	195	775	45	125	505
North Ogden	80	200	430	55	305	755	20	155	420
North Salt Lake	355	560	955	155	520	1,335	35	145	905
Ogden	4,545	7,690	10,430	2,625	9,930	13,570	1,605	6,650	10,880
Orem	2,240	4,345	6,755	785	3,035	9,360	395	1,695	6,380
Park City	290	455	595	300	935	1,220	210	640	855

TABLE 1: *(Continued)*

Moderate-income renter households, affordable rental units, and available rental units, 2010-2014

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	295	510	845	175	495	1,085	40	185	780
Plain City	0	0	15	0	15	15	0	0	15
Pleasant Grove	395	910	1,800	150	415	2,640	15	120	1,580
Pleasant View	10	10	40	0	120	165	0	10	55
Providence	25	85	260	65	130	405	4	33	258
Provo	5,495	9,635	13,995	3,470	8,260	16,945	1,515	5,095	13,055
Riverdale	95	355	645	65	620	985	50	395	765
Riverton	55	130	515	120	260	1,110	4	33	573
Roy	405	740	1,200	265	1,050	1,940	85	505	1,230
Salem	90	180	210	100	165	285	45	115	204
Salt Lake City	11,230	19,215	27,330	4,625	18,915	36,450	2,965	12,210	27,390
Sandy	1,065	2,055	3,455	450	1,200	5,380	160	670	3,220
Santa Clara	20	50	250	110	114	304	45	45	224
Santaquin	60	135	240	75	185	430	25	120	279
Saratoga Springs	30	60	210	10	30	325	0	0	105
Smithfield	35	95	200	75	120	335	20	50	199
South Jordan	260	420	1,005	250	440	1,535	50	90	815
South Ogden	380	875	1,465	130	1,175	2,150	30	690	1,530
South Salt Lake	1,670	2,875	4,005	465	2,695	5,155	300	1,770	4,135
South Weber	35	70	130	10	50	185	10	39	119
Spanish Fork	255	595	1,245	170	605	1,844	40	210	1,099
Springville	325	675	1,495	120	955	2,270	30	365	1,415
St. George	1,710	3,475	5,445	865	2,230	7,800	380	1,395	5,295
Sunset	205	260	375	100	385	500	4	234	389
Syracuse	30	135	315	90	155	505	75	109	334
Taylorsville	1,360	2,405	4,190	360	2,105	6,005	155	1,360	4,310
Tooele	640	1,115	1,665	325	1,130	2,635	170	795	1,860
Tremonton	235	295	450	190	525	595	175	320	455
Vernal	485	550	830	155	665	1,395	135	475	945
Washington	315	820	1,235	275	480	1,330	20	360	960
Washington Terrace	470	850	1,075	195	1,200	1,405	150	795	1,125
West Bountiful	10	25	40	10	85	160	10	50	65
West Haven	100	295	550	25	160	930	15	100	520
West Jordan	1,400	2,630	4,535	550	1,480	7,065	170	785	4,600
West Point	75	120	205	10	40	185	10	30	145
West Valley City	3,220	5,870	8,810	940	3,835	11,405	575	2,400	8,885
Woods Cross	130	195	420	0	445	615	0	190	485

Source: U.S. Dept. of Housing & Urban Development. (2017). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data

TABLE 2:

Moderate-income renter households, affordable rental units, and available rental units, 2008-2012

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	25	140	270	45	100	335	10	64	204
American Fork	270	655	1,045	230	540	1,600	15	175	860
Bluffdale	75	145	205	15	75	305	15	50	210
Bountiful	645	1,320	2,020	500	1,675	3,450	215	820	1,930
Brigham City	290	560	1,100	310	1,240	1,670	225	675	1,315
Cedar City	1,055	2,215	3,355	830	2,930	4,915	410	1,710	3,760
Cedar Hills	85	95	155	25	25	135	0	10	100
Centerville	60	160	260	85	150	540	40	90	270
Clearfield	935	1,785	3,100	360	1,805	4,720	210	1,090	3,350
Clinton	90	205	435	20	165	705	0	30	370
Cottonwood Heights	335	660	1,420	215	550	3,270	90	275	1,685
Draper	165	525	930	210	385	1,815	0	150	905
Eagle Mountain	95	105	395	65	65	510	0	0	385
Enoch	10	70	145	70	110	215	0	25	134
Farmington	125	150	500	115	450	765	25	45	430
Farr West	20	45	55	65	95	165	20	44	54
Fruit Heights	10	25	45	0	20	35	0	0	34
Grantsville	135	230	295	140	290	465	90	184	299
Harrisville	0	60	145	40	70	215	0	15	150
Heber	210	465	820	50	375	1,040	15	230	835
Herriman	155	190	385	10	20	420	10	10	320
Highland	15	90	185	45	60	165	0	25	135
Holladay	455	975	1,490	210	745	2,575	15	390	1,585
Hooper	15	15	40	4	24	44	0	0	24
Hurricane	390	480	665	80	310	1,115	55	190	700
Hyrum	85	170	210	35	100	285	15	70	189
Ivins	40	140	230	75	140	270	10	105	145
Kaysville	310	545	795	210	650	885	150	420	755
Layton	1,290	2,165	3,580	640	2,265	5,365	350	1,525	3,770
Lehi	235	565	1,190	135	465	1,490	25	149	939
Lindon	100	185	230	65	120	335	40	65	230
Logan	2,000	4,410	6,650	1,270	5,385	9,355	625	2,965	6,580
Mapleton	15	30	165	15	60	185	15	19	139
Midvale	1,290	2,220	3,670	305	1,250	5,590	180	705	3,690
Murray	1,245	2,380	3,735	625	1,725	6,005	240	1,025	4,050
Nibley	0	30	70	10	14	64	0	10	54
North Logan	105	270	455	110	260	620	4	144	429
North Ogden	105	220	425	65	260	745	20	145	385
North Salt Lake	250	450	695	125	505	1,115	30	250	670
Ogden	4,400	6,805	9,990	2,310	9,230	13,355	1,475	5,950	10,515
Orem	2,085	4,380	6,735	970	3,630	9,615	485	2,020	6,750
Park City	300	595	795	295	790	1,230	220	655	1,050

TABLE 2: *(Continued)*

Moderate-income renter households, affordable rental units, and available rental units, 2008-2012

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	270	465	760	130	645	1,180	45	240	740
Plain City	0	15	45	30	40	55	0	4	43
Pleasant Grove	310	840	1,755	115	380	2,360	0	135	1,615
Pleasant View	15	50	100	0	55	110	0	50	94
Providence	50	125	215	65	160	340	0	35	185
Provo	5,300	9,520	14,010	3,269	8,774	16,074	1,434	5,559	12,749
Riverdale	110	265	520	55	495	900	30	285	634
Riverton	60	345	590	55	100	1,175	15	15	545
Roy	265	580	1,015	280	1,040	1,955	125	505	1,095
Salem	60	150	190	95	170	225	30	100	164
Salt Lake City	10,720	17,995	26,260	4,535	17,315	36,025	2,965	11,020	26,260
Sandy	950	1,750	3,000	520	1,095	4,625	225	660	2,855
Santa Clara	15	45	155	10	20	90	0	0	50
Santaquin	75	140	245	80	170	395	25	115	294
Saratoga Springs	15	70	200	0	15	350	0	0	180
Smithfield	60	115	210	85	220	410	30	75	199
South Jordan	205	330	830	120	270	1,000	0	19	559
South Ogden	395	740	1,325	150	1,120	2,080	55	555	1,290
South Salt Lake	1,445	2,455	4,025	500	2,635	5,300	200	1,560	4,185
South Weber	25	75	110	10	70	195	10	60	99
Spanish Fork	300	720	1,255	130	615	1,755	25	245	1,185
Springville	290	715	1,390	195	925	2,000	50	465	1,375
St. George	1,745	3,430	5,780	915	2,600	7,560	500	1,870	5,585
Sunset	205	260	435	50	455	665	4	238	473
Syracuse	10	80	215	10	50	370	0	0	240
Taylorsville	1,175	2,315	3,775	430	1,840	5,430	150	1,230	3,875
Tooele	685	1,265	1,960	385	1,460	2,740	180	940	2,060
Tremonton	210	245	465	155	455	675	140	225	485
Vernal	315	420	785	175	475	1,305	100	320	835
Washington	355	725	1,160	185	480	1,185	10	405	735
Washington Terrace	355	645	945	185	970	1,340	80	545	925
West Bountiful	10	40	55	10	75	125	10	40	55
West Haven	80	165	360	15	130	690	4	83	433
West Jordan	1,255	2,415	4,230	475	1,085	6,345	175	610	4,210
West Point	60	105	190	30	30	230	20	20	150
West Valley City	3,260	5,550	8,555	1,095	3,670	11,505	640	2,405	8,595
Woods Cross	65	140	340	10	280	510	0	135	395

Source: U.S. Dept. of Housing & Urban Development. (2017). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data

Are You a Victim of Housing Discrimination?

Fair Housing is Your Right!

If you have been denied your housing rights…you may have experienced unlawful discrimination.



U.S. Department of Housing and Urban Development

WHERE TO MAIL YOUR FORM OR INQUIRE ABOUT YOUR CLAIM

For Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont:
NEW ENGLAND OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092
Telephone (617) 994-8320 or 1-800-827-5005
Fax (617) 565-7313 • TTY (617) 565-5453
E-mail: **Complaints_office_01@hud.gov**

For New Jersey and New York:
NEW YORK/NEW JERSEY OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, NY 10278-0068
Telephone (212) 264-1290 or 1-800-496-4294
Fax (212) 264-9829 • TTY (212) 264-0927
E-mail: **Complaints_office_02@hud.gov**

For Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia:
MID-ATLANTIC OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107
Telephone (215) 656-0663 or 1-888-799-2085
Fax (215) 656-3419 • TTY (215) 656-3450
E-mail: **Complaints_office_03@hud.gov**

For Alabama, the Caribbean, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee:
SOUTHEAST/CARIBBEAN OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, GA 30303-2808
Telephone (404) 331-5140 or 1-800-440-8091
Fax (404) 331-1021 • TTY (404) 730-2654
E-mail: **Complaints_office_04@hud.gov**

For Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin:
MIDWEST OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Room 2101
Chicago, IL 60604-3507
Telephone (312) 353-7776 or 1-800-765-9372
Fax (312) 886-2837 • TTY (312) 353-7143
E-mail: **Complaints_office_05@hud.gov**

For Arkansas, Louisiana, New Mexico, Oklahoma, and Texas:
SOUTHWEST OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
801 North Cherry, 27th Floor
Fort Worth, TX 76102
Telephone (817) 978-5900 or 1-888-560-8913
Fax (817) 978-5876 or 5851 • TTY (817) 978-5595
E-mail: **Complaints_office_06@hud.gov**

For Iowa, Kansas, Missouri and Nebraska:
GREAT PLAINS OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
Gateway Tower II
400 State Avenue, Room 200, 4th Floor
Kansas City, KS 66101-2406
Telephone (913) 551-6958 or 1-800-743-5323
Fax (913) 551-6856 • TTY (913) 551-6972
E-mail: **Complaints_office_07@hud.gov**

For Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming:
ROCKY MOUNTAINS OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
1670 Broadway
Denver, CO 80202-4801
Telephone (303) 672-5437 or 1-800-877-7353
Fax (303) 672-5026 • TTY (303) 672-5248
E-mail: **Complaints_office_08@hud.gov**

For Arizona, California, Hawaii, and Nevada:
PACIFIC/HAWAII OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
600 Harrison Street, Third Floor
San Francisco, CA 94107-1300
Telephone (415) 489-6524 or 1-800-347-3739
Fax (415) 489-6558 • TTY (415) 436-6594
E-mail: **Complaints_office_09@hud.gov**

For Alaska, Idaho, Oregon, and Washington:
NORTHWEST/ALASKA OFFICE
Fair Housing Hub
U.S. Dept. of Housing and Urban Development
Seattle Federal Office Building
909 First Avenue, Room 205
Seattle, WA 98104-1000
Telephone (206) 220-5170 or 1-800-877-0246
Fax (206) 220-5447 • TTY (206) 220-5185
E-mail: **Complaints_office_10@hud.gov**

If after contacting the local office nearest you, you still have questions – you may contact HUD further at:
U.S. Dept. of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
451 7th Street, S.W., Room 5204
Washington, DC 20410-2000
Telephone (202) 708-0836 or 1-800-669-9777
Fax (202) 708-1425 • TTY 1-800-927-9275

To file electronically, visit: www.hud.gov

PLACE
POSTAGE
HERE

MAIL TO:

Public Reporting Burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The Department of Housing and Urban Development is authorized to collect this information by Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, (P.L. 100-430); Title VI of the Civil Rights Act of 1964, (P.L. 88-352); Section 504 of the Rehabilitation Act of 1973, as amended, (P.L. 93-112); Section 109 of Title I- Housing and Community Development Act of 1974, as amended, (P.L. 97-35); Americans with Disabilities Act of 1990, (P.L. 101-336); and by the Age Discrimination Act of 1975, as amended, (42 U.S.C. 6103).

The information will be used to investigate and to process housing discrimination complaints. The information may be disclosed to the United States Department of Justice for its use in the filing of pattern and practice suits of housing discrimination or the prosecution of the person(s) who committed that discrimination where violence is involved; and to State or local fair housing agencies that administer substantially equivalent fair housing laws for complaint processing. Failure to provide some or all of the requested information will result in delay or denial of HUD assistance.

Disclosure of this information is voluntary.

EQUAL HOUSING OPPORTUNITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Housing Discrimination Information

Departamento de Vivienda y Desarrollo Urbano | Oficina de Derecho Equitativo a la Vivienda
U.S. Department of Housing and Urban Development | Office of Fair Housing and Equal Opportunity

Instructions: (Please type or print) Read this form carefully. Try to answer all questions. If you do not know the answer or a question does not apply to you, leave the space blank. You have one year from the date of the alleged discrimination to file a complaint. Your form should be signed and dated.

Your Name

Your Address

Clearfield

City | State | Zip Code

Best time to call | Your Daytime Phone No | Evening Phone No

Who else can we call if we cannot reach you?

Contact's Name | Best Time to call

Daytime Phone No | Evening Phone No

Contact's Name | Best Time to call

Daytime Phone No | Evening Phone No

1 What happened to you?

How were you discriminated against?

For example: were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently from others seeking housing?

State briefly what happened.

Housing Discrimination Information

Departamento de Vivienda y Desarrollo Urbano | Oficina de Derecho Equitativo a la Vivienda
U.S. Department of Housing and Urban Development | Office of Fair Housing and Equal Opportunity

2 Why do you think you are a victim of housing discrimination?

Is it because of your:

• race • color • religion • sex • national origin • familial status (families with children under 18) • disability?

For example: were you denied housing because of your race? Were you denied a mortgage loan because of your religion? Or turned down for an apartment because you have children?

Briefly explain why you think your housing rights were denied and circle the factor(s) listed above that you believe apply.

3 Who do you believe discriminated against you?

For example: was it a landlord, owner, bank, real estate agent, broker, company, or organization?

Identify who you believe discriminated against you.

Name _____

Address _____

4 Where did the alleged act of discrimination occur?

For example: Was it at a rental unit? Single family home? Public or Assisted Housing? A Mobile Home?

Did it occur at a bank or other lending institution?

Provide the address.

Address _____

City _____ State _____ Zip Code _____

5 When did the last act of discrimination occur?

Enter the date ____/____/____

Is the alleged discrimination continuing or ongoing? Yes ☐ No ☐

Signature _____ Date _____

Send this form to HUD or to the fair housing agency nearest you. If you are unable to complete this form, you may call that office directly. See address and telephone listings on back page.



It is Unlawful to Discriminate in Housing Based on These Factors...

- Race
- Color
- National origin
- Religion
- Sex
- Familial status (families with children under the age of 18, or who are expecting a child)
- Handicap (if you or someone close to you has a disability)

If You Believe Your Rights Have Been Violated...

- HUD or a State or local fair housing agency is ready to help you file a complaint.
- After your information is received, HUD or a State or local fair housing agency will contact you to discuss the concerns you raise.

Detach here. Fold and close with glue or tape (no staples)

Keep this information for your records.

Date you mailed your information to HUD: ____/____/____

Address to which you sent the information:

Office _____ Telephone _____

Street _____

City _____ State _____ Zip Code _____

If you have not heard from HUD or a State or local fair housing agency within three weeks from the date you mailed this form, you may call to inquire about the status of your complaint. See address and telephone listings on back page.

Are You a Victim of Housing Discrimination?

"The American Dream of having a safe and decent place to call 'home' reflects our shared belief that in this nation, opportunity and success are within everyone's reach.
Under our Fair Housing laws, every citizen is assured the opportunity to build a better life in the home or apartment of their choice — regardless of their race, color, religion, sex, national origin, family status or disability."

Alphonso Jackson
Secretary

How do you recognize Housing Discrimination?

Under the Fair Housing Act, it is Against the Law to:

- Refuse to rent to you or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes only in certain neighborhoods
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to make reasonable accomodations for persons with a disability if the accommodation may be necessary to afford such person a reasonable and equal opportunity to use and enjoy a dwelling.
- Fail to design and construct housing in an accessible manner
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing rights

Direct Funding for Multifamily Housing Developments

OWHLF: The Olene Walker Housing Loan Fund is a state program administered through a board to allocate two funding sources for multifamily development: state funding for affordable housing and the federal HOME funding. Any program income from repayment of loans is also allocated, but includes the original funds program requirements. Many times this funding is considered GAP funding for projects. The application is the same as the QAP application for LIHTC so developer can create one application for both processes. The object of OWHLF is to develop housing that is affordable to very low-, low- and moderate-income persons. OWHLF has a maximum investment of $1,000,000 per project.

HOME Program: HUD formula grant to states and localities to build, buy or rehab affordable housing. Provides non-interest and interest-bearing deferred loans and grants to for-profit and nonprofit developers for the purpose of creating affordable housing throughout the state. The program is administered in accordance with the federal HOME regulations such as federal fair housing, environmental reviews and Davis-Bacon Act.

NHTF: The National Housing Trust Fund is a formula grant to states that is a permanent program with a dedicated source of funding not subject to the annual appropriations process. Funds for the Housing Trust Fund will come from annual contributions made by Fannie Mae and Freddie Mac. The amount will be based on a percentage of each company's annual new business. Currently Utah is expected to receive $3 million. At least 90 percent of the funds must be used for the production, preservation, rehabilitation or operation of rental housing. At least 75 percent of the funds for rental housing must benefit extremely low-income households (30 percent AMI), and all funds must benefit very low-income households. This fund is created specifically to focus on the need for ELI units. The Trust Funds will be administered by HUD.

CRA: The Community Reinvestment Act is a formula obligation where industrial banks are to provide financing options for affordable housing/economic development. Industrial banks in Utah play an extremely important role in funding CRA programs. These banks must meet certain federal CRA regulations. Their investment in the loan programs, as they purchase taxable bonds and partner in loan participations and lines of credit, not only accomplishes that regulatory demand, but more importantly, it provides resources to Utah Housing that are not available in most other states. Notably UBS Bank USA, American Express (AmEx) Centurion Bank, AmEx FSB and Synchrony Bank have provided funding sources to Utah Housing through participation agreements or lines of credit. Some industrial banks and commercial banks are major investors in the LIHTC allocated by Utah Housing to developers of affordable rental housing.

USDA—U.S. Department of Agriculture's Rural Development Loans and Grants: Rural Rental Housing Loans (Section 515) are direct, competitive mortgage loans made to provide affordable multifamily rental housing for VLI, LI and MLI households, the elderly and persons with disabilities. There are four variations of the Section 515 loan program: cooperative housing, downtown renewal areas, congregate housing or group homes for persons with disabilities, and the rural housing demonstration program. The loans can be up to 100 percent of total cost. The program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, state or local public agencies, consumer cooperatives and profit or nonprofit corporations. Rural Rental Housing Loan Guarantees (Section 502) provides loan guarantees on loans to build or preserve affordable housing for very low-income to moderate-income tenants. The loan guarantees up to 90 percent of the principal. Guarantees are for profit or nonprofit lenders.

TOD: Transit Oriented Development loan guarantee is a fund designed to fund large multifamily housing properties along and near transit accessible areas. These locations include stops along the many Wasatch Front TRAX and FrontRunner lines. TODs are especially important because they allow low-income households the option to commute without the reliance on personal vehicles.

RDA: Redevelopment agencies allocate funds for property acquisition and maintenance, and marketing RDA-owned properties for reuse. The tax increment generated in a project area is reinvested into that same project area, thus recycling of the funds for a specific period of time (usually 20–25 years), after which the tax increment will again be available to the local taxing entities. Projects include loan programs and infrastructure improvements.

Private Activity Bonds (PAB): The Private Activity Bond (PAB) Program is Utah's tax-exempt bonding authority creating a lower cost, long-term source of capital under the Federal Tax Act of 1986. The Federal Government allocates over $37 billion per year to states on a per capita basis, with Utah receiving $302,875,000 in 2016. Each state establishes its usage priorities by statute.

RCAC: Rural Community Assistance Corporation loan fund provides rural Utah communities with capacity-building grants and technical assistance. These loans can be used for land acquisition, predevelopment and construction. It also provides loan guarantee on rural properties with USDA.

RMCRC: Rocky Mountain Community Reinvestment Corporation is a private nonprofit created and supported by Utah's banking community to increase the access to credit to serve low- and moderate-income communities. Through its 24-member bank network, Rocky Mountain CRC provides technical assistance to customers and investors and underwrites, originates and services commercial loans for affordable housing and community development. Rocky Mountain CRC provides financial products for both nonprofit and for-profit developers and service providers.

CDBG: The Community Development Block Grant is a HUD formula grant to states and localities. The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities that benefit low- and moderate-income persons. Metropolitan cities and urban counties are entitled to receive annual grants. Metropolitan cities are principal cities of Metropolitan Areas (MAs) or other cities within MAs that have populations of at least 50,000. Urban counties are within MAs and have a population of 200,000 or more (excluding the population of metropolitan cities within their boundaries).

Federal Home Loan Bank: Each year, FHL Bank Des Moines sets aside approximately 10 percent of its net income to fund the Affordable Housing Program (AHP). The AHP supports projects that provide affordable housing to individuals and families whose incomes are defined as low (51 to 80 percent of area median) or very low (50 percent and below of area median). Low income is just one of many common denominators AHP-eligible individuals and families share. As a result, AHP funds are increasingly being channeled toward projects that provide special-needs populations—such as the mentally/physically disabled, frail elderly, persons with HIV/AIDS, persons recovering from drug/alcohol addiction or victims of domestic violence—with counseling, vocational and educational services, medical support and other forms of assistance, in addition to housing. A maximum subsidy amount of up to $750,000 may be allocated to each project.

Local municipality general or housing trust funds: SLC Housing Trust Fund invests in affordable housing projects in Salt Lake City. This is a significant GAP funding source for the highest need area.

Developer private-financed affordable units: Developers can create affordable units within their multifamily project without specific funding.

Foundations: Mission-focused foundations that look to fund projects that serve specific populations like the homeless, domestic violence survivors, the elderly, the disabled and young families may contribute to the funding development of a project. This is an important funding partner in a project of this type.

HUD: The Department of Housing and Urban Development can help provide public housing through project-based Section 8, or project-based vouchers through a public housing agency's (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development.

Housing Tax Credits — A Primary Funding Source

LIHTC: The Low-income Housing Tax Credit (LIHTC) program finances the construction, rehabilitation and preservation of housing affordable to lower income households. LIHTC can be used to support a variety of projects: multifamily or single-family housing; new construction or rehabilitation; special-needs housing for the elderly or people with disabilities; and permanent supportive housing for homeless families and individuals. The LIHTC program encourages private investment by providing a tax credit: a dollar- for-dollar reduction in federal taxes owed on other income. The tax credit program differs from previous incentives in that the program does not provide deductions to the investor's income but provides, instead, credits that can be used against the investor's tax liability. Another departure is that the program is administered by the U.S. Department of the Treasury and is not a part of the Department of Housing and Urban Development (HUD), as are most other federal housing programs. LIHTC are allocated in a competitive application process annually. The Qualified Allocation Plan (QAP) determines priorities and scoring with AMI percentages of projects considered in the process.

State Tax Credit: The objective of the State Tax Credit Program is to encourage the construction, rehabilitation and preservation of rental housing for very low-, low- and moderate-income households earning no more than 60 percent of the area median income in the State of Utah and can only be used on projects that have federal tax credits. In order to most efficiently administer the State Tax Credit Program, and to most effectively allocate this very limited resource to certain selected projects, Utah Housing Corporation has incorporated the Utah Housing Credits into the Federal Qualified Allocation Plan. Generally, Utah Housing Credits are requested as part of the federal application to reduce rents beyond those proposed in the federal application.

About the Low-Income Housing Tax Credit Program

The LIHTC is considered to be one of the most critical component for developing affordable housing. The LIHTC program is an indirect federal subsidy used to finance the construction and rehabilitation of affordable low-income rental housing. To improve and increase the nation's supply of housing for lower income households, Congress enacted this program as an incentive for private developers and investors. Without the incentive, few affordable rental housing projects would generate sufficient profit to warrant the investment. ELI developments in particular seldom produce a profit on their own, and without subsidies, they are rarely sustainable.

LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contributions subsidize low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years. Financed projects must meet eligibility requirements for at least 30 years after project completion. In other words, owners must keep the units rent-restricted and available to low-income tenants. At the end of the period, the properties remain under the control of the owner.

The Two Types of Federal LIHTC

Claimed pro rata over 10 years, the tax credit can be used to construct new or renovate existing rental buildings. The LIHTC is designed to subsidize either 30 percent or 70 percent of the low-income unit costs in a project. The 30 percent subsidy, which is known as the so-called automatic 4 percent tax credit, covers new construction that uses additional subsidies or the acquisition cost of existing buildings. The 70 percent subsidy, or 9 percent tax credit, supports new construction without any additional federal subsidies.

Rental properties that qualify for the LIHTC tend to have both lower debt-service payments and lower vacancy rates than market-rate rental housing. LIHTC properties typically experience a relatively quick lease-up and offer potentially strong economic returns, primarily due to the existence of the credit. LIHTC properties are often packaged as limited partnerships such that they afford limited liability to their investors.

Program Administration

Within general guidelines set by the Internal Revenue Service (IRS), the state's housing agency, Utah Housing Corporation (UHC), administers the LIHTC program. In 2015, Utah received $6,915,819. UHC reviews the tax credit applications submitted by developers and allocates the credits. The IRS requires that state Qualified Allocation Plans (QAP) prioritize projects that serve the lowest-income tenants and ensure affordability for the longest period.

The QAP competitive application process provides for potentially greater scoring of a project if the developer chooses to set-aside a portion of their project's units for members of vulnerable populations that are often hard to house. A tenant must meet the conditions to qualify for a set-aside unit. Set-asides for elderly households comprised the largest share of all multifamily set-asides, which was more than double the number of set-asides for homeless households. The efficacy of housing set-asides has been identified as a potential area for further investigation.

Other areas that may provide more competitive applications are mixed-income and/or TOD developments.

Once an applicant secures a tax credit reservation, the developer leverages the financial resources for the development. Under a typical LIHTC transaction, a developer must secure a conventional loan from a private mortgage lender or public agency, gap financing from a public or private source and equity from the developer or private investor in exchange for the tax credits.

Seeking Investors

Developers may claim LIHTCs themselves. However, due to limitations and the lack of enough taxable income, most developers choose to find tax credit investors, who provide cash that is channeled into the development.

The developer can work either with an investor who invests directly into a partnership or LLC and receives tax credits, or with a syndicator who acts as a broker between the developer and investor. To benefit from economies of scale, syndicators pool several projects into one LIHTC equity fund. Then, syndicators market the tax credits to investors who essentially invest in a piece of the syndicator's fund. This spreads the risk across the various projects benefiting from the fund.

The LIHTC program is a complex income tax area, requiring owners and investors to comply with numerous administrative rules and regulations such as maintaining the required number of income-eligible tenants and ensuring that the appropriate documents and records are filed and maintained.

The paperwork associated with LIHTC properties is extensive to say the least. Apartment owners/investors must contend not only with the application process but also the carryover allocation, cost certifications and submission of numerous compliance forms on an annual basis.

Even with all the complexity and challenges, the LIHTC program offers developers and investors great opportunities to provide quality affordable housing to low-income residents and an opportunity to earn a profit. It is a bedrock of Utah's affordable housing ecosystem.

Rental Assistance Programs

HUD—Section 8 Housing Choice Voucher Program: Through housing authorities, this program assists in making safe and quality housing in the private rental market affordable to very low-income families by reducing housing costs through direct rent subsidy payments to landlords. Based on the premise that housing costs (rents and utilities) should not exceed 30 percent of a family's income, the program provides annual funds for rental subsidies to a limited number of very low-income applicants (special emphasis is placed on assisting special needs residents in their efforts to live independently in the community). Very low-income families, single individuals over 62 years of age or individuals with special needs are eligible. Section 8 housing programs are administered throughout the state by a number of municipal and county authorities.

Veterans Administration (VA) or Grant and Per Diem (VA-GPD): Up to 65 percent cost of construction, renovation or acquisition of a building. Additionally, pays a per-diem rate for housing eligible veterans in transitional housing programs.

Veterans Administration Supportive Housing (HUD-VASH): The HUD VASH program provides housing authorities with funding to provide rental assistance and case management to eligible veterans who are homeless.

VA-SSVF—Veterans Administration (VA): Rapid rehousing rental assistance for eligible veterans and their families who are homeless.

HHS –TANF: Short-term rental assistance and employment-focused case management for needy families.

DCFS Family Unification Program (DCFS-FUP): DCFS has the only federal program that explicitly provides housing assistance to youth aging out of foster care. At a minimum, FUP provides Section 8 vouchers to child welfare families and youth aging out of care through collaboration between housing authorities and child welfare agencies.

HOME Tenant-Based Rental Assistance (TBRA): Provides tenant-based rental assistance to families with special needs and, in some cases, to eligible, in-place residents of a rental project being rehabilitated under the HOME program.

Housing Opportunities for Persons with HIV/AIDS (HOPWA): Enables eligible persons with HIV/AIDS and their families to secure decent safe and sanitary housing in the private rental market by subsidizing a portion of the household's monthly rent.

Emergency Solutions Grant Program (ESG): The purpose of the Emergency Solutions Grant (ESG) program is to assist units of government and nonprofit organizations in their efforts to provide services to homeless individuals and families. The Emergency Solutions Grant Program monies are primarily used to support emergency shelters and rapid rehousing assistance programs. The ESG program encourages and participates in a continuum of care approach to service the many needs of homeless individuals and families.

Continuum of Care (CoC): The Continuum of Care program was designed to promote community-level planning and provide resources to target persons experiencing homelessness. Through a competitive application process, HUD annually awards funding to nonprofit and government organizations. CoC program funds may be used to develop new permanent housing projects, lease buildings/units, provide rental assistance and offer supportive services to qualifying homeless individuals to end homelessness through permanent housing.

Supportive Housing for the Elderly (Section 202): Capital advances are made to eligible private, nonprofit sponsors to finance the development of rental housing with supportive services for the elderly. The advance is interest free and does not have to be repaid so long as the housing remains available for very low-income elderly persons for at least 40 years. Project rental assistance covers the difference between the HUD-approved operating cost of the project and the tenants' contributions toward rent (usually 30 percent of monthly adjusted income).

STAFF REPORT

To: Mayor Shepherd and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: August 4, 2020

Subject: Fiscal Year 2021 Budget

Recommended Action

Staff recommends the City Council adopt the FY 2021 Budget.

Description / Background

Before each budget year begins, local governments are to prepare a tentative budget for each major fund. Major funds include (a) the general fund, (b) special revenue funds, (c) debt service funds, (d) capital project funds, (e) proprietary funds, and any other fund or funds deemed significant. The budget for each fund shall contain estimates of all anticipated revenues and all appropriations for expenditures.

Corresponding Policy Priorities

This budget allocates the City's limited resources to further all policy priorities including quality municipal services, image, livability and economy, and a highly motivated and a well-trained workforce.

Fiscal Impact

The final adopted budget is a legally binding financial plan. The proposed budget has total revenues and transfers equal to $37,485,629 in addition to $16,196,458 use of fund balance, equaling $52,865,783 in total sources. Total appropriations equal $53,682,087. These summary numbers do not include potential Federal COVID financial resources and appropriations. However, these are included in the detailed budget.

Schedule / Time Constraints

The final budget must be approved by September 1 with truth in taxation.

List of Attachments

- Changes since the Tentative Budget
- Fiscal Year 2021 Budget
- Cut Now Restore Later List

Budget Changes Since Tentative

	Change	Account Name	Account #
PARAT Funding PT to FT Arts Supervisor	$ 40,000	PARAT-Personnel Accounts	104570-61XXXX
PARAT 2nd Floor Arts Center Renovation	$ 250,000	PARAT Capital Projects	104570-673001
PARAT Dog Park at Barlow Park	$ 50,000	PARAT Capital Projects	104570-673001
Beer Tax funded- Police OVT	$ (500)	OVT Grant	104212-611202
Beer Tax funded-In car radars reduce qty by 2	$ (6,250)	Equipment Purchases	104212-625002
Beer Tax funded- North Davis Communities that Care- program	$ 10,000	Contracted Services	104211-631006
Trustee Fee for 2018 Bond	$ 1,650	Bank Fees	104611-631004
Court credit card fees	$ 1,400	Bank Fees	104121-631004
Property Tax adjust down	$ (43,738)	General Property Tax	100000-311001
Roll FY20-Replace Irrigation Control	$ 100,000	Capital Project	104521-673001
Roll FY20-Renovate existing restroom N.Steed, Islandview,Kiwan	$ 100,000	Capital Project	104521-673001
Roll FY20-Replace/Add master valve & flow meters	$ 100,000	Capital Project	104521-673001
Roll FY20-Sewer capacity study- monitoring & modeling	$ 45,600	Contracted Services	525201-631006
Roll FY20-General Plan Update	$ 95,000	Contracted Services	104641-631006
Final Property and Liability Insurance numbers	$ (19,153)	Insurance fees	631003
CARES Act	$ 2,800,000	Contingency	104151-669003
Enterprise Allocation to the General Fund	$ (33,155)	EF Indirect Cost Allocation	100000-382002
Police Communications- Money set aside from prior years	$ 25,912	Capital Equipment	104212-674001

Cut Now Restore Later—Larger Operation Budget

- Delayed Compensation Plan
- Additional cameras CAFC– $20k
- City Hall additional camera—$5,000
- Business License & Other Fees' Study—$20k
- Art Center tables & chairs ph2—$10,000
- Holiday decorations for City Hall west entrance pillars—$9k
- Police conference room chair replace—$5k
- Police-red dot optic for 9mm Glock—$14k
- Police-Centennial coins—$7,500



Cut Now Restore Later—Larger Operation Budget

- Econ Dev - Façade Improvement Grant– $25k
- Marketing - Portable LED signs for sponsorship displays– $3k
- Marketing - Video equipment —$2,500
- Proactive Nuisance Abatement—$20k



Cut Now Restore Later Major New Capital Projects-Parks

- Veteran's Monument– $100k
- City Hall multi-purpose room A/V replace—$26k
- CAFC daycare counters and facing—$6,500
- City Hall replacement of appliances—$15k
- City Hall tile re-grout—$8,000
- CAFC concrete leveling project—$20k
- CAFC natatorium area wooden doors replacement—$7,500



Cut Now Restore Later Major New Capital Projects-Parks

- Steed Park tower siding renovation– $6k
- Steed Park tower sound system replacement– $10k
- Fisher Park tower sound system replacement—$10k
- Marquee Monument Signs—$8,000
- Arts Center update landscaping & add musical equip—$80k
- 700 S north bound off-ramp berm—$150k



Projects Previously on Cut/Restore List

- City Hall west entrance renovation—$250k
  - City Hall common area painting was cut in lieu—$150k
  - Skate Park replace lighting was cut in lieu—$150k
- CAFC locker room floor epoxy—$30k
  - Done in FY20
- Office 365– $30k
- Planning: Housing Symposium and Market study—$30k





Clearfield City, Utah

2021 Budget

Fiscal Year July 1, 2020 - June 30, 2021

Clearfield City

we've got it made

City Manager's Message

June 22, 2020

To the Honorable Mayor, Members of the City Council, and Residents of Clearfield City:

It is my pleasure to present the Fiscal Year 2021 budget for Clearfield City. This budget document provides detailed information concerning the financial condition and activity of the City government. We are committed to providing the highest quality services in a manner that is both efficient and transparent.

All budget decisions reflect Clearfield City's commitment to creating a place where people want to be. The budget allocates resources to provide quality municipal services; improve Clearfield's image, livability and economy; and maintain a highly motivated and well-trained workforce.

Even given the economic impacts of the COVID-19 pandemic, Clearfield City continues to be financially healthy, and fiscal responsibility and sustainability are reflected in the FY2021 budget. The City anticipates a 15% (or $420,000) fiscal year decrease in sales tax receipts as a result of the COVID shutdown. However, a $455,000 increase from maintaining the property tax rate is also projected. The average household increase is $7.90 over last year.

As part of maintaining a highly motivated and well-trained workforce, the FY2021 budget includes a market/merit increase to wages and a 7% increase in health insurance premiums. These increases are essential to provide the compensation and benefits that are necessary to attract and retain highly qualified employees. Due to the uncertainty of the economy, market/merit increases will not take effect July 1, and the timing of implementation will be evaluated throughout the year.

Our focus on productivity was a main driver of the decision to move the utility billing function from the Customer Service Center to the Finance Division. The change results in one new position. Since last year, one part-time position was reduced in Court—a reflection of decreased caseload. These changes will help the organization accomplish the goals set forth in the strategic plan.

The budget also includes funds for important capital projects, including $500,000 in street surface treatments, $150,000 set aside for the Arts Center Renovation, $90,000 for a restroom in Central Park, and $65,000 to replace the Kiwanis Park Playground. Kiwanis and Fisher park basketball courts will be resurfaced, and streetlights added along 1800 South, by Island View Park. To a significant extent, reserves are being used for these one-time costs.

I would like to thank our Finance Division who helped prepare this budget. I would also like to thank the Department Heads and their staff for their constant efforts in providing the highest level of service with fiscal responsibility and accountability.

Respectfully,



JJ Allen
City Manager

FY21 Budget Highlights

Revenues

$420k net decrease to Sales Tax (15% reduction from pre Corona projection)
$455k increase to operating Property Tax - maintain the same rate as prior year
$45k decreased Telecom Tax
$100k decrease in Aquatic Center Revenues
$2 million use of Unrestricted Fund Balance for one-time expenses
Ending Unrestricted Fund Balance 18.5% of revenues, $367k over 2 month operating exp
General Fund Operating deficit $9k
City utility rate Increase in January 2021 .95 cents per month
Garbage & Recycling-up .09 per garbage can, up .08 cents recycling

} Enterprise Funds Only

Personnel

Market/Merit Increase 1% (effective date will not be July 1)
Pay grade shift varies by position (effective date will not be July 1)
7% Health Insurance Increase
URS Public Safety Tier II required contribution increase 2%
URS Tier II employer contribution increase 2.27%
One new position to help Customer Service Center--move utility billing function to Finance
PARAT Funded 1 year for incremental cost from PT to FT Arts Supervisor

Capital Projects

$500k Street Surface Treatment. Added $100k - FY17 was $200k
$1.58 million 975 S 1480 W Reconstruct - $280k street, $666k water, $518k sewer, $117 storm
$435k Future street project set aside
$200k Maintenance & Operation Center Design, $300k total split 5 funds
$150k Arts Center First Floor Renovation set aside - $300k + total
$250k PARAT-Arts Center Second Floor Renovation
$50k PARAT-Dog Park at Barlow Park
$250k City Hall West Entrance and Landscaping
$90k Central Park Restroom
$65k Kiwanis Park Playground Replace
$46k Streetlights - 1800 S - Main to 200 E (near Island View Park)
$40k Kiwanis & Fisher court resurfacing
$32k 2 Variable Message Boards
$93k Sewer - Utility line camera
$500k Water - State Street Ph 2 - 1000 S. to 1000 E. 10 inch waterline
$335k Sewer- G Street Phase 4 - All phase budget $1.2 mill
$1.4 mill Storm - H Street ph 3 & 4

} Enterprise Funds Only

FY21 Budget Summary All Funds

	Revenues & Transfers In	Operating Expenditures & Transfers Out	Capital Expenditures	Total Expenditures	Change in Available Cash
Governmental Funds					
General Fund	$ 20,410,091	$ 17,827,305	$ 4,614,802	$ 22,442,107	$ (2,032,016)
CDRA	2,550,086	2,360,780	615,340	2,976,120	(426,034)
Debt Service Fund	515,525	515,525		515,525	-
Capital Projects	2,248,301		5,070,134	5,070,134	(2,821,833)
Total Governmental	$ 25,724,003	$ 20,703,610	$ 10,300,276	$ 31,003,886	$ (5,279,883)
Enterprise Funds					
Utility Administration	$ 539,806	$ 539,806	$ -	$ 539,806	-
Water	3,718,500	3,274,537	5,041,402	8,315,939	(4,597,439)
Sewer	4,662,000	4,472,562	2,608,801	7,081,363	(2,419,363)
Storm Water	1,162,320	798,364	4,204,951	5,003,315	(3,840,995)
Garbage & Recycling	1,679,000	1,648,828	88,951	1,737,779	(58,779)
Total Enterprise	$ 11,761,626	$ 10,734,097	$ 11,944,105	$ 22,678,202	$ (10,916,576)
Internal Service Funds					
Fleet Fund	$ 624,021	$ 534,145	$ -	$ 534,145	89,876
Risk Management	274,127	274,126	-	274,126	1
Permanent Funds					
Cemetery Perpetual Care	10,200	-		-	10,200

General Fund Budget Summary

Measure of Security

		FY21
Sources		
Revenues & Transfers In	$	18,403,893
Use of Restricted	$	2,006,198
Total Sources	**$**	**20,410,091**
Expenditures		
Personnel	$	11,084,286
Materials & Services	$	4,664,425
Debt	$	1,144,435
Total Operating & Debt	$	16,893,146
One-time Operations Expense	$	169,000
2018 Mabey Bond Payment	$	585,911
CDBG	$	179,248
Mabey Place Construction	$	1,000,000
Capital	$	3,614,802
Total One-time Expenses	$	5,548,961
Total Expenditures	**$**	**22,442,107**
Use of Available Reserves	**$**	**(2,032,016)**
Est Beg Unrestricted Balance	$	4,632,460
End Unrestricted Fund Balance	$	3,183,444
Unrestrctd % of Revenues		18.5%

GFOA Recommendation - maintain unrestricted fund balance of no less than two months of regular general fund operating revenues or regular general fund operating expenditures.

Two Month Operating Exp
$2,815,524

Amount Above Two Mnth Oper
$367,920

General Fund-Budget Net Ongoing Rev & Exp

Measure of Sustainability	
Sources	
Revenues	$17,164,776
Transfer In	$1,239,117
Non-Operating Revenues	-$1,520,384
Total Operating Revenue	**$16,883,509**
Ongoing Expenditures	
Personnel	$11,084,286
Materials & Services	$4,664,425
Debt	$1,144,435
Total Operating & Debt	**$16,893,146**
Net Ongoing Surplus	**-$9,637**

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
General Fund					
Taxes					
311001 Current General Property	$ 1,681,136	$ 1,583,670	$ 1,641,297	$ 2,096,262	$ 454,965
311002 Vehicle Value Based Tax	$ 165,518	$ 135,928	$ 115,000	$ 115,000	$ -
312001 Delinquent Taxes Prior Yr	$ 160,604	$ 145,729	$ 55,000	$ 55,000	$ -
313001 General Sales & Use Taxes	$ 4,486,220	$ 4,647,589	$ 4,500,000	$ 4,080,000	$ (420,000)
313002 Energy Use Tax	$ 2,548,154	$ 2,838,491	$ 2,750,000	$ 2,810,000	$ 60,000
313003 PARAT Tax	$ 252,762	$ 259,536	$ 225,000	$ 270,000	$ 45,000
314002 CaTV Franchise Taxes	$ 163,422	$ 158,415	$ 150,000	$ 150,000	$ -
314003 Utility Franchise Taxes	$ 479,437	$ 478,725	$ 470,000	$ 470,000	$ -
314004 Muni Telecom License Tax	$ 246,630	$ 206,532	$ 220,000	$ 175,000	$ (45,000)
315001 Transient Room Tax	$ 7,928	$ 8,894	$ 7,000	$ 7,000	$ -
Taxes Total	**$ 10,191,812**	**$ 10,463,509**	**$ 10,133,297**	**$ 10,228,262**	**$ 94,965**
Licenses & Permits					
321001 Business Licenses	$ 108,203	$ 97,938	$ 100,000	$ 100,000	$ -
321002 Landlord Registration	$ 58,312	$ 52,639	$ 51,500	$ 51,500	$ -
322002 Sign Permits	$ 1,545	$ 1,075	$ 2,200	$ 2,200	$ -
322101 Building Permits	$ 114,808	$ 255,204	$ 175,000	$ 195,000	$ 20,000
322102 Electrical,Plumbing & Gas	$ 14,572	$ 23,337	$ 20,000	$ -	$ (20,000)
322103 Excavation Permits	$ 1,900	$ 2,430	$ 1,600	$ 1,600	$ -
322104 Demolition Permits	$ 450	$ 1,350	$ 900	$ 900	$ -
322105 Inspection Fees	$ 5,405	$ 2,773	$ 4,000	$ 4,000	$ -
322401 Cemetery & Burial Permits	$ 23,950	$ 21,300	$ 22,000	$ 22,000	$ -
Licenses & Permits Total	**$ 329,146**	**$ 458,047**	**$ 377,200**	**$ 377,200**	**$ -**
Intergovernmental					
331001 Federal Grants	$ -	$ -	$ -	$ 2,800,000	$ 2,800,000
331006 CDBG Grant Revenue	$ 41,899	$ 388,341	$ 197,625	$ 198,248	$ 623
334001 State Grants	$ 79,882	$ 101,124	$ 250,477	$ 247,477	$ (3,000)
335001 Class C Roads	$ 977,906	$ 1,048,626	$ 1,050,000	$ 1,075,000	$ 25,000
335002 Liquor Fund Allotment	$ 31,515	$ 32,268	$ 31,130	$ 31,130	$ -
335003 County Transportation	$ 351,939	$ 367,173	$ 349,000	$ 445,000	$ 96,000
Intergovernmental Total	**$ 1,483,139**	**$ 1,937,532**	**$ 1,878,232**	**$ 4,796,855**	**$ 2,918,623**
Charges for Services					
341001 Zoning & Subdivision	$ 22,801	$ 78,875	$ 30,000	$ 30,000	$ -
341002 Plan Check Fee	$ 28,562	$ 76,243	$ 28,000	$ 70,000	$ 42,000
342001 Special Police Services	$ 39,129	$ 38,802	$ 34,000	$ 34,000	$ -
342002 Davis SD Police Protectio	$ 71,000	$ 71,000	$ 65,000	$ 65,000	$ -
342003 Dui/Seatbelt (Overtime Re	$ 30,274	$ 20,051	$ 20,000	$ 20,000	$ -
342004 E-911 Service Fees	$ 300,700	$ 298,230	$ 295,000	$ 300,000	$ 5,000
342006 Dispatch Services	$ 85,008	$ 85,008	$ 85,000	$ 85,000	$ -
342007 Metro Narcotics Ovt	$ 11,387	$ 13,617	$ 14,000	$ 14,000	$ -
343002 MIDA	$ 8,811	$ 13,291	$ 10,000	$ 10,000	$ -
347001 Aquatic & Fitness Center	$ 1,292,045	$ 1,187,243	$ 1,300,000	$ 1,200,000	$ (100,000)
347003 Recreation	$ 310,428	$ 328,763	$ 350,000	$ 373,000	$ 23,000
348001 Cemetery Plots	$ 16,654	$ 11,200	$ 11,000	$ 11,000	$ -
349002 NDFD Billing	$ -	$ -	$ 2,000	$ 2,000	$ -
Charges for Services Total	**$ 2,216,798**	**$ 2,222,322**	**$ 2,244,000**	**$ 2,214,000**	**$ (30,000)**
Fines & Forfeitures					
351001 Fines/Forfeitures	$ 491,952	$ 469,214	$ 475,000	$ 470,000	$ (5,000)
351003 Code Enforcement Fines	$ 1,275	$ 5,323	$ 9,000	$ 15,000	$ 6,000

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
353001 Fees/Costs/Contempt	$ 257,615	$ 267,877	$ 250,000	$ 250,000	$ -
353002 Court Security Fees	$ 18,598	$ 17,587	$ 18,000	$ 18,000	$ -
353003 Misc Court Cost Reimb	$ 1,143	$ 73	$ 1,000	$ 1,000	$ -
Fines & Forfeitures Total	**$ 770,583**	**$ 760,075**	**$ 753,000**	**$ 754,000**	**$ 1,000**
Miscellaneous					
361001 Interest Earnings	$ 117,030	$ 211,464	$ 60,000	$ 60,000	$ -
361005 Unrealized Gains & Losses	$ (119,409)	$ 158,783	$ -	$ -	$ -
362001 Community Service Rentals	$ 93,325	$ 120,591	$ 90,000	$ 90,000	$ -
362002 Rent/Lease Revenues	$ 1,250	$ 17,906	$ -	$ 15,600	$ 15,600
364001 Sale Of Fixed Assets G/L	$ -	$ 54,893	$ -	$ 1,990,000	$ 1,990,000
367001 Bond Proceeds	$ 7,277,076	$ -	$ -	$ -	$ -
369001 Misc Revenues	$ 76,559	$ 80,758	$ 65,000	$ 50,000	$ (15,000)
369003 Donation Revenue	$ 112,576	$ 71,152	$ 77,000	$ 115,500	$ 38,500
369004 Return Check Fees	$ 700	$ 694	$ 750	$ 750	$ -
369005 One Time Misc Revenue	$ 50,412	$ 7,070	$ -	$ -	$ -
Miscellaneous Total	**$ 7,609,518**	**$ 723,310**	**$ 292,750**	**$ 2,321,850**	**$ 2,029,100**
Utility Charges					
371007 Commercial Fire Protect	$ 111,048	$ 114,127	$ 100,000	$ 105,000	$ 5,000
Utility Charges Total	**$ 111,048**	**$ 114,127**	**$ 100,000**	**$ 105,000**	**$ 5,000**
Other Sources					
381002 Trnf CDRA Sales Tax Bond	$ 767,803	$ 772,482	$ 774,208	$ 775,943	$ 1,735
381003 Trnf EF Sales Tax Bond	$ 156,148	$ 157,099	$ 156,678	$ 156,678	$ -
381005 Trnf from EF	$ 90,899	$ 93,717	$ 105,000	$ 100,000	$ (5,000)
382001 Trnf from CDRA	$ 170,867	$ 211,276	$ 207,431	$ 206,496	$ (935)
382002 EF Indirect Cost Alloc	$ 1,028,347	$ 1,065,132	$ 1,166,764	$ 1,153,609	$ (13,155)
382003 Pay In Lieu Davis County	$ 4,004	$ 3,955	$ 4,000	$ 4,000	$ -
Other Sources Total	**$ 2,218,067**	**$ 2,303,661**	**$ 2,414,081**	**$ 2,396,726**	**$ (17,355)**
General Fund Total	**$ 24,930,112**	**$ 18,982,582**	**$ 18,192,560**	**$ 23,193,893**	**$ 5,001,333**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
General Fund					
104111 Mayor & Council					
Personnel					
611101 Full-Time Employees	77,699	72,560	79,080	72,486	-6,594
613101 FICA	5,104	4,697	5,545	5,508	-37
613201 Utah Retirement Systems	12,227	12,307	12,190	12,195	5
613301 Health Insurance	51,560	60,934	66,650	69,237	2,587
613302 Dental Insurance	4,331	4,243	4,243	4,246	3
613304 Vision Insurance	931	912	931	932	1
613401 Worker's Compensation	801	826	799	761	-38
613801 Administration Fee	27	51	72	0	-72
614101 Clothing Allow - FT	338	184	960	960	0
Personnel Total	**$153,019**	**$156,716**	**$170,470**	**$166,325**	**-$4,145**
Operations					
621201 Membership Dues	18,684	20,067	21,065	21,069	4
621301 Training & Registration	5,490	7,200	9,775	9,180	-595
623101 In-State Travel	472	793	1,500	2,852	1,352
623102 In-State Meals	306	550	660	0	-660
623103 In-State Transportation	366	678	816	0	-816
623501 Out-of-State Travel	3,916	5,860	6,600	11,700	5,100
623502 Out-Of-State Meals	1,615	1,512	2,800	0	-2,800
623503 Out-Of-State Transport	3,034	2,548	3,600	0	-3,600
623505 Out-Of-State Misc	54	0	500	0	-500
631003 Insurance Fees	1,821	1,627	1,724	1,732	8
645002 Donation Expenditures	0	0	2,500	2,500	0
663001 Contingency	7,887	0	5,000	5,000	0
664001 Council Expense	44,302	54,926	55,400	55,401	1
664002 Youth Commission	391	0	1,000	3,500	2,500
Operations Total	**$88,338**	**$95,760**	**$112,940**	**$112,933**	**-$7**
104111 Mayor & Council Total	**$241,357**	**$252,476**	**$283,410**	**$279,258**	**-$4,152**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104121 Justice Court					
Personnel					
611101 Full-Time Employees	218,755	218,452	219,721	224,756	5,035
611201 Overtime	99	27	105	105	0
611501 Part-Time	32,808	30,389	40,673	26,144	-14,529
613101 FICA	18,143	18,095	19,928	19,159	-769
613201 Utah Retirement Systems	39,250	37,449	38,409	41,939	3,530
613301 Health Insurance	59,041	66,121	72,150	73,425	1,275
613302 Dental Insurance	4,732	4,540	4,637	4,640	3
613304 Vision Insurance	1,047	1,004	1,046	1,048	2
613401 Worker's Compensation	206	204	212	191	-21
613601 LTD, ADD, & Life	2,066	1,872	2,596	2,018	-578
613701 Employee Asst Progr	150	141	144	0	-144
613801 Administration Fee	58	66	102	0	-102
614101 Clothing Allow - FT	0	81	360	300	-60
Personnel Total	**$376,356**	**$378,442**	**$400,083**	**$393,725**	**-$6,358**
Operations					
621101 Publications & Subscriptions	780	810	700	700	0
621201 Membership Dues	486	240	320	345	25
621301 Training & Registration	92	553	560	645	85
623101 In-State Travel	1,265	1,199	1,375	2,807	1,432
623102 In-State Meals	663	523	688	0	-688
623103 In-State Transportation	0	476	642	0	-642
624001 Office Supplies	3,585	3,687	5,200	4,000	-1,200
631003 Insurance Fees	2,287	2,050	2,173	2,182	9
631004 Bank Fees	8,980	8,105	7,450	8,850	1,400
631006 Contracted Services	53,951	58,096	66,000	66,000	0
645001 Special Department Allow	0	177	500	500	0
661001 Miscellaneous Supplies	94	260	1,600	500	-1,100
662001 Miscellaneous Services	6,765	5,982	7,150	7,915	765
Operations Total	**$78,949**	**$82,157**	**$94,358**	**$94,444**	**$86**
104121 Justice Court Total	**$455,304**	**$460,599**	**$494,441**	**$488,169**	**-$6,272**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104131 City Manager					
Personnel					
611101 Full-Time Employees	253,978	252,367	268,209	276,246	8,037
611501 Part-Time	0	2,952	3,900	7,772	3,872
613101 FICA	19,326	19,899	20,150	21,667	1,517
613201 Utah Retirement Systems	43,881	46,683	49,317	50,802	1,485
613301 Health Insurance	28,916	33,598	36,100	37,194	1,094
613302 Dental Insurance	2,415	2,318	2,318	2,320	2
613304 Vision Insurance	534	513	523	524	1
613401 Worker's Compensation	3,061	3,128	3,196	3,054	-142
613601 LTD, ADD, & Life	1,319	1,723	1,298	1,681	383
613701 Employee Asst Progr	72	72	72	0	-72
614101 Clothing Allow - FT	56	70	120	120	0
614201 Car Allowance	7,555	10,200	10,200	10,200	0
Personnel Total	**$361,111**	**$373,522**	**$395,403**	**$411,580**	**$16,177**
Operations					
621101 Publications & Subscriptions	288	0	150	150	0
621201 Membership Dues	1,809	1,200	2,190	2,315	125
621301 Training & Registration	2,195	2,765	3,170	3,920	750
623101 In-State Travel	449	506	1,000	1,637	637
623102 In-State Meals	408	440	440	0	-440
623103 In-State Transportation	208	231	231	0	-231
623501 Out-of-State Travel	1,395	1,709	2,400	7,530	5,130
623502 Out-Of-State Meals	384	690	610	0	-610
623503 Out-Of-State Transport	413	780	900	0	-900
623505 Out-Of-State Misc	0	0	200	0	-200
624001 Office Supplies	85	24	100	100	0
624005 Printing	691	0	300	300	0
631003 Insurance Fees	1,604	1,381	1,464	1,470	6
631006 Contracted Services	0	0	10,000	5,000	-5,000
645001 Special Department Allow	6,472	7,452	9,100	10,900	1,800
661001 Miscellaneous Supplies	752	0	500	500	0
663001 Contingency	3,820	0	10,000	10,000	0
Operations Total	**$20,973**	**$17,179**	**$42,755**	**$43,822**	**$1,066**
104131 City Manager Total	**$382,084**	**$390,701**	**$438,158**	**$455,402**	**$17,243**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104132 City Recorder					
Personnel					
611101 Full-Time Employees	115,738	121,374	126,549	130,333	3,784
611201 Overtime	310	481	510	510	0
613101 FICA	8,487	8,795	9,720	9,992	272
613201 Utah Retirement Systems	21,323	22,590	23,356	23,963	607
613301 Health Insurance	27,839	29,681	31,900	32,674	774
613302 Dental Insurance	2,194	1,925	1,925	1,926	1
613304 Vision Insurance	474	400	408	408	0
613401 Worker's Compensation	95	100	102	98	-4
613601 LTD, ADD, & Life	1,824	1,759	1,298	1,101	-197
613701 Employee Asst Progr	75	72	72	0	-72
614101 Clothing Allow - FT	94	96	120	120	0
Personnel Total	**$178,452**	**$187,272**	**$195,960**	**$201,125**	**$5,165**
Operations					
621101 Publications & Subscriptions	644	632	550	550	0
621201 Membership Dues	749	902	1,080	1,285	205
621301 Training & Registration	1,508	1,679	2,755	2,755	0
622101 Public Outreach & Notices	6,294	7,479	8,000	8,000	0
623101 In-State Travel	0	1,044	1,330	1,990	660
623102 In-State Meals	0	581	770	0	-770
623104 In-State Mileage Reimburs	0	0	360	224	-136
623501 Out-of-State Travel	0	814	1,000	2,166	1,166
623502 Out-Of-State Meals	0	320	396	0	-396
623503 Out-Of-State Transport	0	238	350	0	-350
624001 Office Supplies	2,808	1,870	2,000	2,000	0
624006 Postage / Mailing	18	28	100	100	0
631003 Insurance Fees	993	849	899	903	4
631006 Contracted Services	3,969	5,987	5,550	9,150	3,600
662001 Miscellaneous Services	174	296	350	350	0
Operations Total	**$17,156**	**$22,720**	**$25,490**	**$29,473**	**$3,983**
104132 City Recorder Total	**$195,608**	**$209,992**	**$221,450**	**$230,598**	**$9,148**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104133 Legal					
Personnel					
611101 Full-Time Employees	214,996	223,837	272,000	289,980	17,980
611501 Part-Time	0	6,282	25,000	23,890	-1,110
613101 FICA	16,393	17,604	22,677	24,340	1,663
613201 Utah Retirement Systems	37,620	39,398	47,759	54,268	6,509
613301 Health Insurance	44,204	50,364	72,115	62,643	-9,472
613302 Dental Insurance	3,549	3,478	3,478	4,040	562
613304 Vision Insurance	785	769	1,046	887	-159
613401 Worker's Compensation	654	706	1,179	1,143	-36
613601 LTD, ADD, & Life	1,062	1,016	1,947	2,301	354
613701 Employee Asst Progr	113	108	108	0	-108
613801 Administration Fee	27	51	72	0	-72
614101 Clothing Allow - FT	166	16	300	300	0
614201 Car Allowance	4,614	4,800	4,800	4,800	0
Personnel Total	**$324,184**	**$348,429**	**$452,481**	**$468,592**	**$16,111**
Operations					
621101 Publications & Subscriptions	2,247	2,130	2,040	2,040	0
621201 Membership Dues	2,420	150	2,210	2,210	0
621301 Training & Registration	1,758	2,798	4,450	4,450	0
623101 In-State Travel	2,170	1,317	4,350	6,013	1,663
623102 In-State Meals	1,129	724	1,705	0	-1,705
623103 In-State Transportation	330	400	150	0	-150
623104 In-State Mileage Reimburs	771	0	1,023	0	-1,023
623501 Out-of-State Travel	820	3,836	3,650	8,349	4,699
623502 Out-Of-State Meals	564	1,414	1,354	0	-1,354
623503 Out-Of-State Transport	733	924	2,920	0	-2,920
624001 Office Supplies	1,121	1,313	10,409	4,850	-5,559
631003 Insurance Fees	1,556	1,455	1,542	1,549	7
631006 Contracted Services	205	567	4,000	4,000	0
631009 Outside Legal Counsel	2,081	0	15,000	15,000	0
645001 Special Department Allow	419	607	43,500	43,500	0
661001 Miscellaneous Supplies	138	0	250	250	0
Operations Total	**$18,461**	**$17,636**	**$98,553**	**$92,211**	**-$6,342**
104133 Legal Total	**$342,645**	**$366,066**	**$551,034**	**$560,803**	**$9,769**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104141 Human Resources					
Personnel					
611101 Full-Time Employees	134,501	114,888	120,760	124,408	3,648
613101 FICA	10,020	8,499	9,238	9,199	-39
613201 Utah Retirement Systems	24,571	21,058	22,138	22,757	619
613301 Health Insurance	28,893	33,675	45,053	46,194	1,141
613302 Dental Insurance	2,125	2,318	2,318	2,320	2
613304 Vision Insurance	422	256	262	262	0
613401 Worker's Compensation	110	94	97	94	-3
613501 Unemployment	2,196	0	15,000	12,000	-3,000
613601 LTD, ADD, & Life	1,148	983	1,298	1,065	-233
613701 Employee Asst Progr	69	72	72	0	-72
613801 Administration Fee	164	34	24	0	-24
614101 Clothing Allow - FT	192	58	120	120	0
614201 Car Allowance	4,614	0	0	0	0
Personnel Total	**$209,025**	**$181,936**	**$216,380**	**$218,419**	**$2,039**
Operations					
621101 Publications & Subscriptions	177	861	1,820	2,160	340
621201 Membership Dues	1,314	1,098	1,300	1,517	217
621301 Training & Registration	2,098	8,877	5,900	6,200	300
621401 Educational Reimbursement	6,461	10,380	14,000	14,000	0
622301 Job Advertisements	172	201	2,500	3,000	500
623101 In-State Travel	0	0	0	525	525
623102 In-State Meals	0	0	150	0	-150
623103 In-State Transportation	0	0	150	0	-150
623104 In-State Mileage Reimburs	197	114	200	0	-200
623501 Out-of-State Travel	155	1,996	1,000	1,970	970
623502 Out-Of-State Meals	0	751	345	0	-345
623503 Out-Of-State Transport	0	433	350	0	-350
624001 Office Supplies	514	258	350	350	0
624004 Materials & Supplies	10,406	5,191	6,500	7,000	500
624005 Printing	441	336	400	950	550
624006 Postage / Mailing	97	12	200	200	0
631003 Insurance Fees	2,199	1,327	1,397	1,403	6
631006 Contracted Services	28,205	15,046	27,000	9,000	-18,000
645001 Special Department Allow	21,283	8,661	10,000	10,400	400
645003 Employee Incentive Awards	2,809	12,454	28,000	35,500	7,500
662001 Miscellaneous Services	2,839	1,829	3,200	3,200	0
Operations Total	**$79,367**	**$69,824**	**$104,762**	**$97,375**	**-$7,387**
104141 Human Resources Total	**$288,392**	**$251,760**	**$321,142**	**$315,794**	**-$5,348**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104142 Information Technologies					
Personnel					
611101 Full-Time Employees	140,915	137,224	146,126	149,744	3,618
611501 Part-Time	17,484	16,741	22,122	22,865	743
613101 FICA	11,708	11,701	12,871	13,189	318
613201 Utah Retirement Systems	23,044	24,397	25,959	27,666	1,707
613301 Health Insurance	15,593	16,751	18,100	18,633	533
613302 Dental Insurance	1,465	1,719	1,719	1,720	1
613304 Vision Insurance	298	355	362	363	1
613401 Worker's Compensation	1,908	1,855	2,001	1,793	-208
613601 LTD, ADD, & Life	1,143	1,096	1,298	1,191	-107
613701 Employee Asst Progr	75	72	72	0	-72
614101 Clothing Allow - FT	55	52	120	120	0
Personnel Total	**$213,688**	**$211,964**	**$230,750**	**$237,284**	**$6,534**
Operations					
621101 Publications & Subscriptions	0	0	240	240	0
621301 Training & Registration	897	1,900	4,425	4,425	0
623501 Out-of-State Travel	0	0	625	1,310	685
623502 Out-Of-State Meals	0	0	385	0	-385
623503 Out-Of-State Transport	0	0	300	0	-300
624001 Office Supplies	2,859	23	1,000	1,000	0
624201 Software	1,065	3,064	48,704	7,700	-41,004
624202 Hardware	58,858	354	0	0	0
624203 Website	3,798	278	5,500	5,500	0
624204 Annual Maint. & Support	112,861	225,837	218,817	238,906	20,089
625001 Equip. Maint. & Supplies	23,600	15,592	22,000	22,000	0
625002 Equipment Purchases	20,666	39,348	37,040	37,518	478
625204 Fleet Lease	1,575	1,395	1,395	1,395	0
628002 Landlines	20,843	34,336	26,350	26,350	0
631003 Insurance Fees	7,971	7,697	8,159	8,195	36
631006 Contracted Services	15,262	0	39,000	7,000	-32,000
645001 Special Department Allow	250	15	500	500	0
Operations Total	**$270,504**	**$329,839**	**$414,441**	**$362,039**	**-$52,402**
Capital					
673001 Capital Project	17,443	21,990	29,700	29,700	0
674001 Machinery & Equipment	159,517	208,252	77,500	35,000	-42,500
Capital Total	**$176,960**	**$230,242**	**$107,200**	**$64,700**	**-$42,500**
104142 Information Technologies Total	**$661,153**	**$772,045**	**$752,391**	**$664,023**	**-$88,368**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104143 Finance					
Personnel					
611101 Full-Time Employees	231,033	271,653	285,875	302,685	16,810
611201 Overtime	1,372	526	300	600	300
611501 Part-Time	4,238	0	0	0	0
613101 FICA	17,445	20,090	21,837	23,166	1,329
613201 Utah Retirement Systems	43,066	50,310	52,612	55,908	3,296
613301 Health Insurance	34,117	39,581	44,050	48,711	4,661
613302 Dental Insurance	2,879	3,040	3,045	3,220	175
613304 Vision Insurance	456	596	609	649	40
613401 Worker's Compensation	194	231	1,415	228	-1,187
613601 LTD, ADD, & Life	2,257	2,169	2,596	2,369	-227
613701 Employee Asst Progr	135	146	144	0	-144
613801 Administration Fee	68	94	108	0	-108
614101 Clothing Allow - FT	120	234	240	240	0
Personnel Total	**$337,379**	**$388,671**	**$412,831**	**$437,776**	**$24,945**
Operations					
621101 Publications & Subscriptions	0	12	300	300	0
621201 Membership Dues	275	275	590	590	0
621301 Training & Registration	298	1,098	1,100	1,100	0
623101 In-State Travel	245	429	1,040	1,878	838
623102 In-State Meals	128	330	495	0	-495
623103 In-State Transportation	306	311	408	0	-408
623501 Out-of-State Travel	0	0	450	1,170	720
623502 Out-Of-State Meals	0	0	220	0	-220
623503 Out-Of-State Transport	0	0	450	0	-450
624001 Office Supplies	3,197	2,711	1,250	1,250	0
624004 Materials & Supplies	0	564	2,000	2,000	0
624005 Printing	296	833	0	0	0
631001 Auditor Fees	38,000	45,000	47,000	47,000	0
631003 Insurance Fees	1,918	1,809	1,917	1,925	8
631004 Bank Fees	-3,866	8,007	2,000	2,000	0
631006 Contracted Services	6,773	6,934	37,100	7,001	-30,099
645001 Special Department Allow	1,428	1,462	2,400	2,400	0
Operations Total	**$48,998**	**$69,777**	**$98,720**	**$68,614**	**-$30,106**
104143 Finance Total	**$386,377**	**$458,447**	**$511,551**	**$506,390**	**-$5,161**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104144 Customer Service					
Personnel					
611101 Full-Time Employees	178,766	196,275	186,647	185,876	-771
611201 Overtime	1,170	383	0	0	0
611501 Part-Time	20,539	36,726	41,216	45,777	4,561
613101 FICA	14,347	16,168	17,431	17,559	128
613201 Utah Retirement Systems	32,104	32,939	34,123	34,369	246
613301 Health Insurance	47,868	49,375	63,350	63,402	52
613302 Dental Insurance	3,540	2,877	3,000	3,757	757
613304 Vision Insurance	733	663	795	717	-78
613401 Worker's Compensation	270	220	313	465	152
613601 LTD, ADD, & Life	2,178	2,545	2,596	2,696	100
613701 Employee Asst Progr	134	127	117	0	-117
613801 Administration Fee	81	116	101	0	-101
614101 Clothing Allow - FT	0	253	480	480	0
614102 Clothing Allow - PT	0	124	160	160	0
Personnel Total	**$301,729**	**$338,791**	**$350,329**	**$355,258**	**$4,929**
Operations					
621101 Publications & Subscriptions	0	30	100	100	0
621201 Membership Dues	0	50	150	130	-20
621301 Training & Registration	825	810	2,500	2,540	40
623101 In-State Travel	0	714	1,200	2,448	1,248
623102 In-State Meals	4	153	400	0	-400
623103 In-State Transportation	0	0	300	0	-300
624001 Office Supplies	3,715	4,826	6,000	7,400	1,400
624004 Materials & Supplies	166	0	250	750	500
624005 Printing	1,139	0	0	0	0
631003 Insurance Fees	2,393	1,980	2,099	2,108	9
631004 Bank Fees	7,400	6,409	7,275	7,275	0
645001 Special Department Allow	2,224	955	1,000	1,000	0
Operations Total	**$17,864**	**$15,927**	**$21,274**	**$23,751**	**$2,477**
104144 Customer Service Total	**$319,593**	**$354,718**	**$371,603**	**$379,009**	**$7,406**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104151 Interdepartmental Service					
Operations					
624006 Postage / Mailing	11,588	11,209	18,175	18,175	0
624206 Wireless Communications	37,471	34,982	43,456	38,000	-5,456
627001 Electric	233,851	262,078	271,000	283,000	12,000
627002 Natural Gas	108,577	106,941	108,000	108,000	0
627003 City Utilities	90,899	93,717	100,000	100,000	0
631003 Insurance Fees	19,957	18,506	19,065	19,149	84
631006 Contracted Services	39,025	35,625	50,000	50,000	0
663001 Contingency	2,300	0	966,460	2,820,000	1,853,540
Operations Total	**$543,668**	**$563,058**	**$1,576,156**	**$3,436,324**	**$1,860,168**
Capital					
673001 Capital Project	254,144	0	0	0	0
674001 Machinery & Equipment	40,000	0	0	0	0
674003 Vehicle Replacement	319,500	0	0	0	0
Capital Total	**$613,644**	**$0**	**$0**	**$0**	**$0**
Debt					
681001 Debt Service-Principal	149,613	162,826	173,761	179,247	5,486
681002 Debt Service-Interest	46,527	42,776	39,484	36,017	-3,467
Debt Total	**$196,139**	**$205,602**	**$213,245**	**$215,264**	**$2,019**
104151 Interdepartmental Service Total	**$1,353,451**	**$768,660**	**$1,789,401**	**$3,651,588**	**$1,862,187**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104161 Facilities Maintenance					
Personnel					
611101 Full-Time Employees	94,957	101,213	107,143	110,357	3,214
611201 Overtime	7,439	7,556	10,400	10,400	0
611501 Part-Time	19,773	15,083	38,775	42,865	4,090
613101 FICA	9,087	9,246	11,965	12,505	540
613201 Utah Retirement Systems	17,549	19,359	21,003	20,585	-418
613301 Health Insurance	19,168	20,587	23,700	25,225	1,525
613302 Dental Insurance	1,661	1,719	1,719	1,720	1
613304 Vision Insurance	346	355	362	363	1
613401 Worker's Compensation	1,433	1,485	1,751	1,590	-161
613601 LTD, ADD, & Life	884	905	1,298	980	-318
613701 Employee Asst Progr	72	72	72	0	-72
614101 Clothing Allow - FT	1,033	22	720	920	200
614102 Clothing Allow - PT	443	0	720	920	200
Personnel Total	**$173,847**	**$177,602**	**$219,628**	**$228,430**	**$8,802**
Operations					
621101 Publications & Subscriptions	330	330	320	320	0
621301 Training & Registration	180	235	325	250	-75
623501 Out-of-State Travel	0	109	750	1,369	619
623502 Out-Of-State Meals	0	97	264	0	-264
623503 Out-Of-State Transport	0	65	350	0	-350
624107 Uniforms & PPE	101	188	270	1,080	810
625001 Equip. Maint. & Supplies	107	186	3,500	4,400	900
625002 Equipment Purchases	838	1,800	800	847	47
625003 Equipment Rental	0	132	1,000	1,000	0
625202 Fuel/Oil	1,018	1,197	3,000	3,000	0
625203 Fleet Repair	-286	0	3,750	3,750	0
625204 Fleet Lease	4,829	4,277	4,280	4,280	0
625501 Equipment Repairs	0	278	500	500	0
625502 Minor Equipment & Tools	1,108	23	0	0	0
626001 Building Maintenance	45,031	64,406	49,000	49,500	500
631003 Insurance Fees	2,379	2,517	3,668	3,684	16
631006 Contracted Services	222,694	263,902	252,700	259,200	6,500
631007 Agency Permits	448	255	495	495	0
661001 Miscellaneous Supplies	0	5,477	0	0	0
663001 Contingency	0	0	10,000	10,000	0
Operations Total	**$278,778**	**$345,472**	**$334,972**	**$343,675**	**$8,703**
Capital					
673001 Capital Project	40,418	21,331	373,580	0	-373,580
Capital Total	**$40,418**	**$21,331**	**$373,580**	**$0**	**-$373,580**
104161 Facilities Maintenance Total	**$493,043**	**$544,405**	**$928,180**	**$572,105**	**-$356,075**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104172 Elections					
Operations					
622101 Public Outreach & Notices	54	0	1,000	500	-500
624001 Office Supplies	0	0	200	0	-200
624004 Materials & Supplies	2,481	0	3,600	200	-3,400
631006 Contracted Services	12,914	0	33,600	0	-33,600
Operations Total	15,450	0	38,400	700	-37,700
104172 Elections Total	**$15,450**	**$0**	**$38,400**	**$700**	**-$37,700**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104211 Police Admin					
Personnel					
611101 Full-Time Employees	329,239	372,790	335,409	345,484	10,075
611201 Overtime	128	389	500	500	0
613101 FICA	24,429	25,922	25,659	26,428	769
613201 Utah Retirement Systems	91,791	97,989	106,543	110,192	3,649
613301 Health Insurance	52,451	57,580	67,900	69,868	1,968
613302 Dental Insurance	4,201	3,994	4,038	4,246	208
613304 Vision Insurance	643	769	886	887	1
613401 Worker's Compensation	3,596	4,132	3,584	3,226	-358
613601 LTD, ADD, & Life	2,692	2,316	2,928	2,702	-226
613701 Employee Asst Progr	156	141	144	0	-144
613801 Administration Fee	38	66	96	0	-96
614101 Clothing Allow - FT	714	482	900	900	0
Personnel Total	**$510,078**	**$566,570**	**$548,587**	**$564,433**	**$15,846**
Operations					
621101 Publications & Subscriptions	67	365	350	350	0
621201 Membership Dues	965	810	1,280	1,280	0
621301 Training & Registration	1,295	1,027	3,665	3,590	-75
623101 In-State Travel	400	954	1,875	3,095	1,220
623102 In-State Meals	329	506	1,050	0	-1,050
623501 Out-of-State Travel	1,964	1,559	3,050	5,749	2,699
623502 Out-Of-State Meals	768	1,218	912	0	-912
623503 Out-Of-State Transport	779	921	1,000	0	-1,000
623505 Out-Of-State Misc	244	352	420	0	-420
624001 Office Supplies	1,235	146	750	1,000	250
624005 Printing	21	0	250	0	-250
624006 Postage / Mailing	0	0	200	0	-200
624107 Uniforms & PPE	1,714	1,908	1,800	1,800	0
625001 Equip. Maint. & Supplies	135	0	1,000	1,500	500
625002 Equipment Purchases	0	0	0	3,825	3,825
631003 Insurance Fees	3,298	2,891	3,064	3,077	13
631006 Contracted Services	105,084	106,585	135,400	157,730	22,330
645001 Special Department Allow	2,339	813	1,800	3,600	1,800
661001 Miscellaneous Supplies	1,292	761	4,433	5,433	1,000
663001 Contingency	130	6,100	11,500	11,500	0
Operations Total	**$122,058**	**$126,916**	**$173,799**	**$203,529**	**$29,730**
104211 Police Admin Total	**$632,136**	**$693,486**	**$722,386**	**$767,962**	**$45,576**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104212 Patrol & Investigations					
Personnel					
611101 Full-Time Employees	1,482,610	1,578,840	1,704,568	1,720,509	15,941
611201 Overtime	114,868	112,232	81,820	86,320	4,500
611202 Overtime - Grant	0	4,894	83,000	80,000	-3,000
611501 Part-Time	56,385	60,931	52,000	66,950	14,950
613101 FICA	123,076	131,017	150,413	148,879	-1,534
613201 Utah Retirement Systems	417,353	437,217	446,924	499,794	52,870
613301 Health Insurance	270,259	287,766	332,000	379,396	47,396
613302 Dental Insurance	25,389	25,867	26,208	28,303	2,095
613304 Vision Insurance	4,201	4,042	4,130	4,234	104
613401 Worker's Compensation	19,677	20,955	20,005	18,183	-1,822
613601 LTD, ADD, & Life	13,863	13,704	21,925	14,804	-7,121
613701 Employee Asst Progr	995	978	1,008	0	-1,008
613801 Administration Fee	146	277	276	0	-276
614101 Clothing Allow - FT	4,914	3,527	6,260	7,060	800
Personnel Total	**$2,533,735**	**$2,682,247**	**$2,930,537**	**$3,054,432**	**$123,895**
Operations					
621101 Publications & Subscriptions	6,862	6,456	7,600	10,700	3,100
621201 Membership Dues	193	193	343	350	7
621301 Training & Registration	12,298	6,705	14,020	22,920	8,900
623101 In-State Travel	1,002	383	1,250	6,972	5,722
623102 In-State Meals	1,179	950	3,690	0	-3,690
623103 In-State Transportation	0	0	375	0	-375
623501 Out-of-State Travel	582	0	1,980	18,020	16,040
623502 Out-Of-State Meals	190	1,359	2,363	0	-2,363
623503 Out-Of-State Transport	375	-174	1,800	0	-1,800
624001 Office Supplies	8,894	1,578	4,600	5,000	400
624005 Printing	0	157	700	0	-700
624006 Postage / Mailing	33	77	100	0	-100
624107 Uniforms & PPE	15,877	17,669	21,070	22,700	1,630
624204 Annual Maint. & Support	3,920	4,155	4,320	4,500	180
625001 Equip. Maint. & Supplies	362	1,808	4,600	4,600	0
625002 Equipment Purchases	31,590	38,148	59,530	52,815	-6,715
625201 Tires/Brakes	8,317	13,172	12,000	12,000	0
625202 Fuel/Oil	66,806	69,383	80,000	80,000	0
625203 Fleet Repair	28,169	27,353	27,500	27,500	0
625204 Fleet Lease	65,369	57,894	57,895	57,895	0
631003 Insurance Fees	78,535	66,107	70,073	70,382	309
645001 Special Department Allow	1,595	2,963	9,950	10,250	300
661001 Miscellaneous Supplies	17,033	22,467	37,925	32,926	-4,999
662001 Miscellaneous Services	748	946	3,100	3,100	0
663001 Contingency	101	8,501	11,500	7,000	-4,500
Operations Total	**$350,031**	**$348,252**	**$438,284**	**$449,630**	**$11,346**
Capital					
674001 Machinery & Equipment	5,156	0	20,000	45,912	25,912
674003 Vehicle Replacement	0	146,202	176,250	265,932	89,682
Capital Total	**$5,156**	**$146,202**	**$196,250**	**$311,844**	**$115,594**
Transfers					

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
691004 Trnf GF	0	20,000	0	0	0
Transfers Total	0	20,000	0	0	0
104212 Patrol & Investigations Total	**$2,888,922**	**$3,196,700**	**$3,565,071**	**$3,815,906**	**$250,835**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104213 Emergency Services					
Personnel					
611501 Part-Time	10,962	18,319	18,780	24,169	5,389
613101 FICA	839	1,406	1,437	1,850	413
613401 Worker's Compensation	7	77	15	251	236
614102 Clothing Allow - PT	34	0	120	120	0
Personnel Total	**$11,842**	**$19,802**	**$20,352**	**$26,390**	**$6,038**
Operations					
621101 Publications & Subscriptions	0	0	150	150	0
621201 Membership Dues	0	50	25	100	75
621301 Training & Registration	0	56	900	1,300	400
623101 In-State Travel	0	0	750	2,305	1,555
623102 In-State Meals	0	0	630	0	-630
623103 In-State Transportation	25	0	400	0	-400
623501 Out-of-State Travel	0	0	0	10,330	10,330
623502 Out-Of-State Meals	0	1,272	3,850	0	-3,850
623503 Out-Of-State Transport	0	603	10	0	-10
624001 Office Supplies	0	0	1,000	400	-600
624004 Materials & Supplies	230	491	2,050	1,750	-300
624005 Printing	227	0	500	500	0
625001 Equip. Maint. & Supplies	0	0	500	500	0
625002 Equipment Purchases	160	289	8,600	600	-8,000
625201 Tires/Brakes	0	0	250	0	-250
625202 Fuel/Oil	0	0	400	0	-400
625203 Fleet Repair	0	0	500	0	-500
625204 Fleet Lease	1,575	1,395	1,395	1,395	0
631003 Insurance Fees	293	595	631	634	3
645001 Special Department Allow	358	79	1,100	1,800	700
661001 Miscellaneous Supplies	-107	3,927	4,000	4,000	0
Operations Total	**$2,760**	**$8,757**	**$27,641**	**$25,764**	**-$1,877**
104213 Emergency Services Total	**$14,602**	**$28,560**	**$47,993**	**$52,154**	**$4,161**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104215 Dispatch					
Personnel					
611101 Full-Time Employees	298,462	294,253	328,995	341,352	12,357
611201 Overtime	40,029	42,341	38,525	38,525	0
611501 Part-Time	58,683	71,028	76,195	81,735	5,540
613101 FICA	29,143	29,809	33,944	35,041	1,097
613201 Utah Retirement Systems	58,276	58,058	58,382	63,819	5,437
613301 Health Insurance	81,540	74,378	87,400	90,711	3,311
613302 Dental Insurance	7,386	6,723	7,288	6,351	-937
613304 Vision Insurance	1,100	1,152	1,293	1,182	-111
613401 Worker's Compensation	355	351	375	321	-54
613601 LTD, ADD, & Life	3,178	2,913	5,191	2,973	-2,218
613701 Employee Asst Progr	291	264	288	0	-288
613801 Administration Fee	85	124	174	0	-174
614101 Clothing Allow - FT	0	561	720	720	0
614102 Clothing Allow - PT	0	497	560	560	0
Personnel Total	**$578,527**	**$582,453**	**$639,330**	**$663,290**	**$23,960**
Operations					
621201 Membership Dues	1,135	570	1,717	2,020	303
621301 Training & Registration	2,753	3,635	7,280	9,230	1,950
623101 In-State Travel	496	0	1,000	3,305	2,305
623102 In-State Meals	441	23	740	0	-740
623103 In-State Transportation	73	36	300	0	-300
623104 In-State Mileage Reimburs	216	35	150	0	-150
623501 Out-of-State Travel	0	0	690	2,112	1,422
623502 Out-Of-State Meals	0	0	462	0	-462
623503 Out-Of-State Transport	0	0	1,000	0	-1,000
624001 Office Supplies	967	1,113	1,400	1,400	0
624107 Uniforms & PPE	86	0	1,680	1,680	0
625001 Equip. Maint. & Supplies	4,744	1,162	2,000	2,000	0
625002 Equipment Purchases	513	0	16,800	3,300	-13,500
625501 Equipment Repairs	0	0	3,000	3,000	0
628002 Landlines	28,773	36,276	40,000	40,000	0
631003 Insurance Fees	3,512	3,214	3,396	3,411	15
631006 Contracted Services	226	70	4,150	4,150	0
661001 Miscellaneous Supplies	465	569	1,500	1,500	0
662001 Miscellaneous Services	425	588	600	600	0
Operations Total	**$44,825**	**$47,291**	**$87,865**	**$77,708**	**-$10,157**
104215 Dispatch Total	**$623,353**	**$629,744**	**$727,195**	**$740,998**	**$13,803**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104411 Public Works Admin					
Personnel					
611101 Full-Time Employees	45,303	71,742	53,038	51,338	-1,700
613101 FICA	3,377	4,952	4,057	3,914	-143
613201 Utah Retirement Systems	7,943	11,198	9,071	9,569	498
613301 Health Insurance	9,549	12,754	10,650	12,073	1,423
613302 Dental Insurance	748	927	965	754	-211
613304 Vision Insurance	160	200	147	114	-33
613401 Worker's Compensation	453	824	495	528	33
613601 LTD, ADD, & Life	1,774	2,009	1,947	1,717	-230
614101 Clothing Allow - FT	211	544	570	570	0
614201 Car Allowance	5,537	5,160	5,760	4,800	-960
Personnel Total	**$75,055**	**$110,309**	**$86,700**	**$85,377**	**-$1,323**
Operations					
621101 Publications & Subscriptions	0	0	100	100	0
621201 Membership Dues	120	280	0	740	740
621301 Training & Registration	508	315	1,250	2,075	825
623101 In-State Travel	139	213	465	510	45
623102 In-State Meals	0	110	165	0	-165
623103 In-State Transportation	189	0	120	0	-120
624001 Office Supplies	883	999	1,000	1,000	0
624107 Uniforms & PPE	0	0	950	950	0
625201 Tires/Brakes	0	0	500	500	0
625202 Fuel/Oil	1,009	704	1,500	1,500	0
625203 Fleet Repair	657	0	1,000	500	-500
625204 Fleet Lease	0	1,395	1,395	1,395	0
631003 Insurance Fees	514	936	992	996	4
631006 Contracted Services	6,669	1,966	12,500	2,500	-10,000
645001 Special Department Allow	300	569	1,000	1,000	0
Operations Total	**$10,988**	**$7,485**	**$22,937**	**$13,766**	**-$9,171**
104411 Public Works Admin Total	**$86,044**	**$117,794**	**$109,637**	**$99,143**	**-$10,494**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104413 Streets					
Personnel					
611101 Full-Time Employees	81,294	98,828	91,889	90,095	-1,794
611201 Overtime	1,496	2,289	4,160	4,160	0
613101 FICA	7,807	7,335	9,448	7,041	-2,407
613201 Utah Retirement Systems	14,644	18,921	17,004	16,728	-276
613301 Health Insurance	17,078	19,810	20,150	24,574	4,424
613302 Dental Insurance	1,344	1,655	1,351	1,564	213
613304 Vision Insurance	300	360	298	288	-10
613401 Worker's Compensation	1,351	1,653	1,158	1,102	-56
613601 LTD, ADD, & Life	606	503	1,298	0	-1,298
613701 Employee Asst Progr	63	55	54	0	-54
613801 Administration Fee	52	55	68	0	-68
614101 Clothing Allow - FT	730	1,150	940	940	0
Personnel Total	**$126,764**	**$152,612**	**$147,818**	**$146,492**	**-$1,326**
Operations					
621301 Training & Registration	775	1,071	2,490	3,880	1,390
623101 In-State Travel	0	0	250	485	235
624001 Office Supplies	189	412	450	450	0
624004 Materials & Supplies	86,803	97,200	125,440	128,100	2,660
624107 Uniforms & PPE	150	467	950	950	0
625001 Equip. Maint. & Supplies	0	0	300	300	0
625201 Tires/Brakes	1,494	0	3,000	3,000	0
625202 Fuel/Oil	3,790	6,823	8,000	8,000	0
625203 Fleet Repair	14,706	3,702	12,000	7,500	-4,500
625204 Fleet Lease	13,192	11,683	11,684	11,684	0
626001 Building Maintenance	4,613	-63	6,000	450	-5,550
626002 Grounds Maintenance	945	0	400	500	100
631003 Insurance Fees	18,106	15,668	16,608	16,682	74
631006 Contracted Services	68,223	66,419	93,500	98,500	5,000
661001 Miscellaneous Supplies	0	564	2,500	2,500	0
662001 Miscellaneous Services	2,305	0	2,000	2,000	0
663001 Contingency	26	420	3,500	3,500	0
Operations Total	**$215,316**	**$204,367**	**$289,072**	**$288,481**	**-$591**
Capital					
674001 Machinery & Equipment	6,800	14,381	0	82,351	82,351
674003 Vehicle Replacement	0	34,597	0	0	0
Capital Total	**$6,800**	**$48,977**	**$0**	**$82,351**	**$82,351**
Debt					
681001 Debt Service-Principal	255,000	265,000	270,000	0	-270,000
681002 Debt Service-Interest	21,213	13,081	4,388	0	-4,388
Debt Total	**$276,213**	**$278,081**	**$274,388**	**$0**	**-$274,388**
104413 Streets Total	**$625,093**	**$684,037**	**$711,278**	**$517,324**	**-$193,954**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104511 Community Services Admin					
Personnel					
611101 Full-Time Employees	182,006	181,277	192,141	200,335	8,194
611501 Part-Time	41,915	0	0	0	0
613101 FICA	16,692	13,770	14,699	15,670	971
613201 Utah Retirement Systems	31,455	31,355	33,289	37,484	4,195
613301 Health Insurance	31,227	37,262	36,100	37,194	1,094
613302 Dental Insurance	2,481	2,354	2,318	2,320	2
613304 Vision Insurance	561	524	513	524	11
613401 Worker's Compensation	1,037	1,365	982	2,128	1,146
613601 LTD, ADD, & Life	1,386	1,312	1,298	1,455	157
613701 Employee Asst Progr	87	75	72	0	-72
614101 Clothing Allow - FT	0	1,179	180	180	0
614201 Car Allowance	4,614	4,800	4,800	4,800	0
Personnel Total	**$313,463**	**$275,272**	**$286,392**	**$302,090**	**$15,698**
Operations					
621101 Publications & Subscriptions	87	0	100	100	0
621201 Membership Dues	1,260	1,250	1,275	1,325	50
621301 Training & Registration	1,337	1,549	1,860	2,750	890
623101 In-State Travel	0	250	690	90	-600
623102 In-State Meals	147	185	330	0	-330
623103 In-State Transportation	0	256	136	0	-136
623501 Out-of-State Travel	2,129	1,980	1,600	3,510	1,910
623502 Out-Of-State Meals	640	719	710	0	-710
623503 Out-Of-State Transport	1,059	958	1,050	0	-1,050
623505 Out-Of-State Misc	175	232	200	0	-200
624001 Office Supplies	3,197	2,935	2,000	3,400	1,400
624005 Printing	0	295	500	500	0
631003 Insurance Fees	4,519	1,066	1,130	1,135	5
631006 Contracted Services	54,901	0	21,000	0	-21,000
645001 Special Department Allow	19,085	5,677	6,900	9,250	2,350
661001 Miscellaneous Supplies	4,140	2,876	2,650	2,900	250
Operations Total	**$92,676**	**$20,228**	**$42,131**	**$24,960**	**-$17,171**
104511 Community Services Admin Total	**$406,139**	**$295,500**	**$328,523**	**$327,050**	**-$1,473**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104514 4th of July					
Operations					
622101 Public Outreach & Notices	0	0	0	8,000	8,000
624005 Printing	0	0	500	0	-500
625003 Equipment Rental	0	4,197	17,850	6,300	-11,550
631003 Insurance Fees	0	7,253	2,900	0	-2,900
631006 Contracted Services	0	60,330	57,450	73,700	16,250
645001 Special Department Allow	10,857	15,169	30,400	20,350	-10,050
645002 Donation Expenditures	0	0	0	4,500	4,500
662001 Miscellaneous Services	0	0	2,000	2,000	0
Operations Total	**$10,857**	**$86,949**	**$111,100**	**$114,850**	**$3,750**
104514 4th of July Total	**$10,857**	**$86,949**	**$111,100**	**$114,850**	**$3,750**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104521 Parks					
Personnel					
611101 Full-Time Employees	175,332	164,435	186,596	188,523	1,927
611201 Overtime	10,282	11,211	7,510	7,510	0
611501 Part-Time	51,590	98,553	173,240	180,492	7,252
613101 FICA	15,937	20,722	28,311	28,759	448
613201 Utah Retirement Systems	28,059	30,915	34,668	35,016	348
613301 Health Insurance	39,583	39,942	49,500	48,827	-673
613302 Dental Insurance	3,703	3,360	3,644	3,376	-268
613304 Vision Insurance	507	513	624	654	30
613401 Worker's Compensation	2,507	3,280	4,339	3,819	-520
613601 LTD, ADD, & Life	2,588	2,408	3,245	2,603	-642
613701 Employee Asst Progr	150	144	144	0	-144
613801 Administration Fee	36	55	96	0	-96
614101 Clothing Allow - FT	1,303	1,253	1,840	1,540	-300
614102 Clothing Allow - PT	1,554	1,040	1,320	1,120	-200
Personnel Total	**$333,130**	**$377,832**	**$495,077**	**$502,239**	**$7,162**
Operations					
621201 Membership Dues	755	595	1,210	1,210	0
621301 Training & Registration	2,884	4,088	6,550	6,020	-530
623101 In-State Travel	0	250	660	947	287
623102 In-State Meals	145	440	600	0	-600
623501 Out-of-State Travel	1,312	1,312	1,000	1,955	955
623502 Out-Of-State Meals	320	270	355	0	-355
623503 Out-Of-State Transport	529	564	525	0	-525
623505 Out-Of-State Misc	83	95	100	0	-100
624001 Office Supplies	773	837	850	850	0
624107 Uniforms & PPE	998	1,410	2,190	2,190	0
625001 Equip. Maint. & Supplies	2,008	5,681	7,000	7,000	0
625002 Equipment Purchases	12,561	10,828	9,420	7,950	-1,470
625003 Equipment Rental	1,745	3,854	5,000	5,000	0
625201 Tires/Brakes	4,804	4,088	7,000	5,500	-1,500
625202 Fuel/Oil	17,546	17,689	22,000	22,000	0
625203 Fleet Repair	48,495	20,069	25,000	25,000	0
625204 Fleet Lease	29,492	30,744	30,745	30,745	0
625501 Equipment Repairs	178	775	500	500	0
626001 Building Maintenance	3,017	713	3,950	3,950	0
626002 Grounds Maintenance	105,115	123,349	135,200	150,200	15,000
626003 City Hall Rent	2,628	2,700	1,650	0	-1,650
631003 Insurance Fees	7,711	7,812	8,280	8,317	37
631006 Contracted Services	6,967	7,225	9,600	15,400	5,800
645001 Special Department Allow	490	705	750	750	0
661001 Miscellaneous Supplies	4,117	5,081	8,575	10,075	1,500
662001 Miscellaneous Services	25,390	15,259	15,010	15,010	0
662005 Outside Misc Services	115,964	67,819	2	2	0
663001 Contingency	0	4,301	5,000	5,000	0
Operations Total	**$396,026**	**$338,554**	**$308,722**	**$325,570**	**$16,848**
Capital					
673001 Capital Project	1,776	31,175	430,000	300,000	-130,000

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
674001 Machinery & Equipment	0	33,143	76,501	73,102	-3,399
674003 Vehicle Replacement	0	75,342	40,500	36,500	-4,000
Capital Total	**$1,776**	**$139,661**	**$547,001**	**$409,602**	**-$137,399**
104521 Parks Total	**$730,932**	**$856,047**	**$1,350,800**	**$1,237,411**	**-$113,389**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104522 Open Space					
Personnel					
611101 Full-Time Employees	33,164	55,741	48,429	52,680	4,251
611201 Overtime	0	1,892	1,500	1,500	0
611501 Part-Time	0	0	48,960	52,647	3,687
613101 FICA	4,282	4,165	7,561	8,174	613
613201 Utah Retirement Systems	10,930	10,234	8,313	9,788	1,475
613301 Health Insurance	14,736	24,172	19,400	13,654	-5,746
613302 Dental Insurance	1,183	1,425	1,271	948	-323
613304 Vision Insurance	262	249	166	188	22
613401 Worker's Compensation	716	690	1,187	1,103	-84
613601 LTD, ADD, & Life	0	0	973	0	-973
614101 Clothing Allow - FT	598	381	460	360	-100
614102 Clothing Allow - PT	427	389	710	610	-100
Personnel Total	**$66,298**	**$99,338**	**$138,930**	**$141,652**	**$2,722**
Operations					
621301 Training & Registration	330	70	1,295	946	-349
623101 In-State Travel	0	0	0	45	45
624107 Uniforms & PPE	435	410	1,030	1,030	0
625002 Equipment Purchases	5,752	10,853	5,500	7,500	2,000
625003 Equipment Rental	661	2,328	2,500	2,500	0
625201 Tires/Brakes	0	560	1,000	1,000	0
625202 Fuel/Oil	8,276	7,462	10,000	10,000	0
625203 Fleet Repair	-1,796	5,999	6,000	6,000	0
625204 Fleet Lease	8,452	12,110	12,110	12,110	0
625501 Equipment Repairs	0	11	300	300	0
625502 Minor Equipment & Tools	928	171	0	0	0
626001 Building Maintenance	0	0	500	500	0
626002 Grounds Maintenance	14,339	13,274	14,500	14,500	0
631003 Insurance Fees	1,874	2,204	2,337	2,348	11
645001 Special Department Allow	0	201	300	300	0
662005 Outside Misc Services	44,089	21,252	0	0	0
663001 Contingency	0	647	1,000	1,000	0
Operations Total	**$83,340**	**$77,552**	**$58,372**	**$60,079**	**$1,707**
Capital					
673001 Capital Project	0	24,478	0	0	0
Capital Total	**$0**	**$24,478**	**$0**	**$0**	**$0**
104522 Open Space Total	**$149,637**	**$201,368**	**$197,302**	**$201,731**	**$4,429**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104561 Recreation					
Personnel					
611101 Full-Time Employees	140,867	184,490	148,900	161,731	12,831
611201 Overtime	5,207	7,178	2,495	2,495	0
611501 Part-Time	138,644	144,187	145,265	101,775	-43,490
613101 FICA	21,373	23,914	22,402	20,332	-2,070
613201 Utah Retirement Systems	25,102	18,010	25,664	30,165	4,501
613301 Health Insurance	37,521	40,462	54,100	45,597	-8,503
613302 Dental Insurance	2,905	2,591	3,000	2,842	-158
613304 Vision Insurance	613	546	785	526	-259
613401 Worker's Compensation	3,421	3,217	3,485	2,739	-746
613601 LTD, ADD, & Life	1,434	978	1,947	1,337	-610
613701 Employee Asst Progr	104	80	108	0	-108
614101 Clothing Allow - FT	0	117	180	180	0
614102 Clothing Allow - PT	2,611	1,413	3,200	3,200	0
Personnel Total	**$379,801**	**$427,182**	**$411,531**	**$372,919**	**-$38,612**
Operations					
621201 Membership Dues	0	3	90	90	0
621301 Training & Registration	2,843	2,443	2,965	3,625	660
623101 In-State Travel	0	1,203	1,125	180	-945
623102 In-State Meals	0	330	660	0	-660
623501 Out-of-State Travel	527	872	800	1,755	955
623502 Out-Of-State Meals	236	284	355	0	-355
623503 Out-Of-State Transport	739	296	525	0	-525
623505 Out-Of-State Misc	0	50	100	0	-100
624002 Concession Stand	9,424	7,724	10,000	10,500	500
624004 Materials & Supplies	99,600	87,622	110,638	111,445	807
624005 Printing	1,601	407	3,670	2,090	-1,580
625002 Equipment Purchases	11,734	8,863	280	8,078	7,798
625201 Tires/Brakes	506	194	1,200	1,200	0
625202 Fuel/Oil	1,577	2,082	2,000	2,000	0
625203 Fleet Repair	2,038	1,490	4,000	2,500	-1,500
625204 Fleet Lease	6,447	5,710	5,710	5,710	0
631003 Insurance Fees	6,387	5,871	6,224	6,252	28
631004 Bank Fees	9,398	9,549	8,200	8,200	0
631006 Contracted Services	38,139	39,011	47,830	47,830	0
631007 Agency Permits	170	0	572	572	0
645002 Donation Expenditures	2,848	875	0	24,000	24,000
661001 Miscellaneous Supplies	548	1,325	2,290	2,290	0
662001 Miscellaneous Services	31,647	43,280	52,205	99,805	47,600
662004 Program Officials	84,040	98,268	94,930	95,330	400
Operations Total	**$310,449**	**$317,755**	**$356,369**	**$433,452**	**$77,083**
104561 Recreation Total	**$690,250**	**$744,936**	**$767,900**	**$806,371**	**$38,471**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104565 Aquatics Center					
Personnel					
611101 Full-Time Employees	275,783	253,651	263,356	266,976	3,620
611201 Overtime	3,573	8,456	2,080	2,080	0
611501 Part-Time	796,121	785,297	807,103	797,323	-9,780
613101 FICA	78,144	79,938	84,817	83,767	-1,050
613201 Utah Retirement Systems	41,392	43,489	45,531	49,572	4,041
613301 Health Insurance	55,628	56,555	60,200	55,928	-4,272
613302 Dental Insurance	5,113	5,206	5,197	4,640	-557
613304 Vision Insurance	1,065	990	986	1,048	62
613401 Worker's Compensation	11,679	11,213	10,623	10,967	344
613601 LTD, ADD, & Life	2,342	2,311	3,245	2,403	-842
613701 Employee Asst Progr	188	182	180	0	-180
613801 Administration Fee	47	100	120	0	-120
614101 Clothing Allow - FT	153	1,239	900	900	0
614102 Clothing Allow - PT	7,777	10,909	8,000	11,500	3,500
Personnel Total	**$1,279,004**	**$1,259,536**	**$1,292,338**	**$1,287,104**	**-$5,234**
Operations					
621101 Publications & Subscriptions	0	0	150	150	0
621201 Membership Dues	262	1,100	3,500	1,700	-1,800
621301 Training & Registration	16,893	17,426	20,000	20,000	0
623101 In-State Travel	0	800	1,160	745	-415
623102 In-State Meals	0	662	495	0	-495
623103 In-State Transportation	0	136	136	0	-136
623104 In-State Mileage Reimburs	0	164	350	0	-350
623501 Out-of-State Travel	527	1,312	2,000	3,960	1,960
623502 Out-Of-State Meals	0	270	650	0	-650
623503 Out-Of-State Transport	21	564	1,000	0	-1,000
623505 Out-Of-State Misc	0	50	200	0	-200
624001 Office Supplies	10,647	6,191	14,485	11,425	-3,060
624002 Concession Stand	29,137	29,131	32,910	36,955	4,045
624004 Materials & Supplies	35,873	31,260	40,000	42,864	2,864
624005 Printing	413	83	1,573	200	-1,373
624006 Postage / Mailing	1	7	284	284	0
625001 Equip. Maint. & Supplies	21,647	23,022	32,000	34,260	2,260
625002 Equipment Purchases	8,921	13,532	21,530	12,920	-8,610
625003 Equipment Rental	1,436	8,696	3,700	5,000	1,300
626001 Building Maintenance	59,577	62,774	66,350	67,000	650
631003 Insurance Fees	17,075	14,821	15,710	15,780	70
631004 Bank Fees	31,327	31,992	28,250	28,250	0
631006 Contracted Services	33,934	14,756	29,050	29,050	0
631007 Agency Permits	1,940	2,110	2,110	2,200	90
645001 Special Department Allow	2,561	696	0	0	0
645002 Donation Expenditures	31,695	20,974	25,000	43,000	18,000
661001 Miscellaneous Supplies	25,356	21,545	37,412	39,600	2,188
662001 Miscellaneous Services	5,099	822	4,880	5,300	420
663001 Contingency	6,380	3,051	20,000	20,000	0
Operations Total	**$340,722**	**$307,945**	**$404,885**	**$420,643**	**$15,758**
Capital					

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
673001 Capital Project	62,040	51,591	131,000	20,000	-111,000
674001 Machinery & Equipment	0	0	52,000	28,500	-23,500
Capital Total	**$62,040**	**$51,591**	**$183,000**	**$48,500**	**-$134,500**
104565 Aquatics Center Total	**$1,681,766**	**$1,619,072**	**$1,880,223**	**$1,756,247**	**-$123,976**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104570 PARAT					
Personnel					
611101 Full-Time Employees	0	0	0	22,938	22,938
613101 FICA	0	0	0	1,749	1,749
613201 Utah Retirement Systems	0	0	0	4,350	4,350
613301 Health Insurance	0	0	0	10,230	10,230
613302 Dental Insurance	0	0	0	638	638
613304 Vision Insurance	0	0	0	144	144
613401 Worker's Compensation	0	0	0	238	238
Personnel Total	**$0**	**$0**	**$0**	**$40,287**	**$40,287**
Capital					
673001 Capital Project	220,880	201,209	700,000	650,000	-50,000
Capital Total	**$220,880**	**$201,209**	**$700,000**	**$650,000**	**-$50,000**
104570 PARAT Total	**$220,880**	**$201,209**	**$700,000**	**$690,287**	**-$9,713**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104591 Cemetery					
Personnel					
611101 Full-Time Employees	35,075	26,634	32,244	36,047	3,803
611201 Overtime	2,602	2,407	780	780	0
611501 Part-Time	0	0	16,320	17,553	1,233
613101 FICA	2,636	2,136	3,784	4,164	380
613201 Utah Retirement Systems	6,023	4,892	5,470	6,697	1,227
613301 Health Insurance	5,285	5,199	5,400	9,346	3,946
613302 Dental Insurance	572	408	448	648	200
613304 Vision Insurance	101	72	81	131	50
613401 Worker's Compensation	425	343	583	567	-16
614101 Clothing Allow - FT	0	232	460	360	-100
614102 Clothing Allow - PT	163	0	710	610	-100
Personnel Total	**$52,880**	**$42,324**	**$66,280**	**$76,903**	**$10,623**
Operations					
623101 In-State Travel	0	0	0	45	45
624107 Uniforms & PPE	0	0	805	805	0
625002 Equipment Purchases	437	998	2,550	2,550	0
625201 Tires/Brakes	0	0	225	225	0
625202 Fuel/Oil	0	0	4,000	4,000	0
625203 Fleet Repair	0	2,500	2,500	2,500	0
625204 Fleet Lease	8,452	12,110	12,110	12,110	0
625501 Equipment Repairs	0	0	200	200	0
626002 Grounds Maintenance	8,636	6,092	12,875	12,875	0
631003 Insurance Fees	1,722	1,941	2,057	2,066	9
661001 Miscellaneous Supplies	0	119	250	250	0
662005 Outside Misc Services	27,876	12,444	0	0	0
663001 Contingency	0	1,000	2,500	2,500	0
Operations Total	**$47,123**	**$37,204**	**$40,072**	**$40,126**	**$54**
Capital					
673001 Capital Project	11,350	24,888	0	0	0
Capital Total	**$11,350**	**$24,888**	**$0**	**$0**	**$0**
104591 Cemetery Total	**$111,353**	**$104,416**	**$106,352**	**$117,029**	**$10,677**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104611 CED Administration					
Operations					
621201 Membership Dues	5,000	5,360	14,100	11,601	-2,499
621301 Training & Registration	0	1,155	1,920	1,920	0
623501 Out-of-State Travel	0	0	1,350	2,982	1,632
623502 Out-Of-State Meals	0	0	732	0	-732
623503 Out-Of-State Transport	0	0	600	0	-600
623505 Out-Of-State Misc	0	0	400	0	-400
624004 Materials & Supplies	0	0	500	500	0
631003 Insurance Fees	0	877	930	934	4
631004 Bank Fees	0	1,650	1,650	1,650	0
631006 Contracted Services	164,401	668,452	35,000	35,001	1
645001 Special Department Allow	71,657	78,240	16,000	6,000	-10,000
Operations Total	**$241,058**	**$755,734**	**$73,182**	**$60,588**	**-$12,594**
Capital					
673001 Capital Project	0	0	1,000,000	1,000,000	0
673006 CP - Misc	4,779,829	0	0	0	0
Capital Total	**$4,779,829**	**$0**	**$1,000,000**	**$1,000,000**	**$0**
Debt					
681001 Debt Service-Principal	0	0	0	428,000	428,000
681002 Debt Service-Interest	0	265,817	317,000	315,822	-1,178
Debt Total	**$0**	**$265,817**	**$317,000**	**$743,822**	**$426,822**
104611 CED Administration Total	**$5,020,887**	**$1,021,551**	**$1,390,182**	**$1,804,410**	**$414,228**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104612 Communications					
Personnel					
611101 Full-Time Employees	52,710	56,434	59,600	61,377	1,777
611501 Part-Time	0	31,130	80,262	52,085	-28,177
613101 FICA	3,930	6,315	12,843	8,672	-4,171
613201 Utah Retirement Systems	8,802	9,441	9,945	11,638	1,693
613301 Health Insurance	14,731	16,725	18,100	18,597	497
613302 Dental Insurance	1,183	1,159	1,159	1,160	1
613304 Vision Insurance	262	256	262	262	0
613401 Worker's Compensation	43	69	76	86	10
613601 LTD, ADD, & Life	504	491	0	531	531
614101 Clothing Allow - FT	0	0	120	120	0
614102 Clothing Allow - PT	0	0	30	30	0
Personnel Total	**$82,165**	**$122,021**	**$182,397**	**$154,558**	**-$27,839**
Operations					
621101 Publications & Subscriptions	706	259	1,860	14,260	12,400
621201 Membership Dues	400	400	870	451	-419
621301 Training & Registration	470	1,610	1,475	880	-595
622201 Newsletters	1,785	1,522	1,890	1,890	0
623101 In-State Travel	0	0	500	1,072	572
623102 In-State Meals	61	21	340	0	-340
623104 In-State Mileage Reimburs	0	0	272	0	-272
623501 Out-of-State Travel	440	931	1,200	938	-262
623502 Out-Of-State Meals	192	448	305	0	-305
623503 Out-Of-State Transport	128	866	450	0	-450
624001 Office Supplies	67	639	150	150	0
624004 Materials & Supplies	0	826	2,500	3,500	1,000
624005 Printing	3,142	19,163	22,400	23,600	1,200
624006 Postage / Mailing	784	4,360	9,800	9,800	0
625002 Equipment Purchases	1,230	750	0	6,003	6,003
631003 Insurance Fees	541	722	766	770	4
631006 Contracted Services	4,773	1,626	10,000	8,500	-1,500
645001 Special Department Allow	7,782	19,175	29,050	16,200	-12,850
662001 Miscellaneous Services	0	0	5,000	1,000	-4,000
Operations Total	**$22,502**	**$53,318**	**$88,828**	**$89,014**	**$186**
104612 Communications Total	**$104,667**	**$175,339**	**$271,225**	**$243,572**	**-$27,653**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104614 Code Enforcement					
Personnel					
611101 Full-Time Employees	0	67,726	72,392	74,155	1,763
611201 Overtime	0	0	1,820	500	-1,320
613101 FICA	0	5,000	5,677	5,691	14
613201 Utah Retirement Systems	0	11,380	12,386	14,061	1,675
613301 Health Insurance	0	26,514	36,100	37,170	1,070
613302 Dental Insurance	0	2,049	2,318	2,320	2
613304 Vision Insurance	0	481	523	524	1
613401 Worker's Compensation	0	783	864	770	-94
613601 LTD, ADD, & Life	0	1,166	1,298	783	-515
614101 Clothing Allow - FT	515	592	720	720	0
Personnel Total	**$515**	**$115,691**	**$134,098**	**$136,694**	**$2,596**
Operations					
621101 Publications & Subscriptions	0	0	50	100	50
621201 Membership Dues	0	75	75	75	0
621301 Training & Registration	0	400	500	500	0
623101 In-State Travel	0	481	450	1,060	610
623102 In-State Meals	0	330	330	0	-330
623103 In-State Transportation	0	0	150	0	-150
625201 Tires/Brakes	0	0	1,000	1,000	0
625202 Fuel/Oil	0	0	3,000	3,000	0
625203 Fleet Repair	0	1,101	1,000	1,000	0
625204 Fleet Lease	0	2,618	2,618	2,618	0
625502 Minor Equipment & Tools	0	440	200	500	300
631003 Insurance Fees	0	1,119	1,186	1,191	5
631006 Contracted Services	0	0	5,500	501	-4,999
Operations Total	**$0**	**$6,563**	**$16,059**	**$11,545**	**-$4,514**
104614 Code Enforcement Total	**$515**	**$122,254**	**$150,157**	**$148,239**	**-$1,918**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104632 CDBG					
Personnel					
611101 Full-Time Employees	13,813	16,580	31,457	12,452	-19,005
613101 FICA	989	1,229	1,051	835	-216
613201 Utah Retirement Systems	2,549	2,770	2,319	2,057	-262
613301 Health Insurance	3,676	3,332	3,610	2,788	-822
613302 Dental Insurance	296	199	153	174	21
613304 Vision Insurance	37	1	52	21	-31
613401 Worker's Compensation	11	198	166	114	-52
Personnel Total	**$21,371**	**$24,308**	**$38,808**	**$18,441**	**-$20,367**
Operations					
622101 Public Outreach & Notices	1,370	1,208	1,000	1,500	500
624001 Office Supplies	100	0	100	0	-100
631003 Insurance Fees	679	165	175	176	1
Operations Total	**$2,149**	**$1,373**	**$1,275**	**$1,676**	**$401**
Transfers					
693001 Pass Through	26,812	152,480	158,101	179,248	21,147
Transfers Total	**$26,812**	**$152,480**	**$158,101**	**$179,248**	**$21,147**
104632 CDBG Total	**$50,332**	**$178,161**	**$198,184**	**$199,365**	**$1,181**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104641 Planning & Engineering					
Personnel					
611101 Full-Time Employees	136,703	158,880	182,322	191,553	9,231
611501 Part-Time	0	3,487	31,980	26,784	-5,196
613101 FICA	10,097	12,298	16,968	17,045	77
613201 Utah Retirement Systems	23,761	28,130	32,176	32,589	413
613301 Health Insurance	20,512	27,849	37,000	39,053	2,053
613302 Dental Insurance	1,747	1,810	1,772	2,436	664
613304 Vision Insurance	336	274	536	451	-85
613401 Worker's Compensation	1,617	1,989	2,166	2,154	-12
613601 LTD, ADD, & Life	1,223	660	1,298	1,398	100
613701 Employee Asst Progr	72	66	36	0	-36
614101 Clothing Allow - FT	114	148	375	370	-5
614201 Car Allowance	1,900	4,800	4,800	4,800	0
Personnel Total	**$198,082**	**$240,390**	**$311,429**	**$318,633**	**$7,204**
Operations					
621101 Publications & Subscriptions	0	277	700	600	-100
621201 Membership Dues	338	771	2,130	2,186	56
621301 Training & Registration	1,244	2,287	4,950	6,475	1,525
623101 In-State Travel	-42	369	1,000	1,498	498
623102 In-State Meals	181	130	498	0	-498
623103 In-State Transportation	7	3	240	0	-240
623501 Out-of-State Travel	1,564	923	1,200	4,818	3,618
623502 Out-Of-State Meals	426	456	384	0	-384
623503 Out-Of-State Transport	637	388	400	0	-400
624001 Office Supplies	1,349	685	1,000	0	-1,000
625002 Equipment Purchases	0	348	800	400	-400
625201 Tires/Brakes	0	0	500	500	
625202 Fuel/Oil	418	41	1,000	1,000	
625203 Fleet Repair	-131	0	500	500	
625204 Fleet Lease	1,575	1,395	1,395	1,395	
631003 Insurance Fees	1,329	1,047	1,180	1,186	
631006 Contracted Services	34,263	78,948	148,800	84,700	
645001 Special Department Allow	1,555	873	2,000	97,500	
Operations Total	**$44,712**	**$88,942**	**$168,677**	**$202,758**	**$2,675**
Capital					
674003 Vehicle Replacement	0	0	0	37,500	
Capital Total	**$0**	**$0**	**$0**	**$37,500**	
104641 Planning & Engineering Total	**$242,794**	**$329,332**	**$480,106**	**$558,891**	**$9,879**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104642 Inspections					
Personnel					
611101 Full-Time Employees	71,509	62,238	67,930	72,941	
613101 FICA	5,257	4,693	5,197	5,569	
613201 Utah Retirement Systems	13,208	9,895	11,237	13,717	
613301 Health Insurance	5,282	14,004	15,200	18,597	
613302 Dental Insurance	572	975	1,159	1,160	
613304 Vision Insurance	99	198	262	262	
613401 Worker's Compensation	857	752	805	758	
613601 LTD, ADD, & Life	894	535	649	583	
614101 Clothing Allow - FT	60	0	250	250	
Personnel Total	**$97,736**	**$93,290**	**$102,689**	**$113,837**	
Operations					
621101 Publications & Subscriptions	0	525	428	428	
621201 Membership Dues	405	175	363	383	
621301 Training & Registration	358	475	1,365	1,650	
623101 In-State Travel	0	441	460	1,360	
623102 In-State Meals	153	220	220	0	
623103 In-State Transportation	54	156	125	0	
624001 Office Supplies	67	632	0	0	
625002 Equipment Purchases	0	121	200	250	
625201 Tires/Brakes	354	342	500	500	
625202 Fuel/Oil	940	511	1,500	1,000	
625203 Fleet Repair	105	1,343	500	500	
625204 Fleet Lease	1,575	1,395	1,395	1,395	
631003 Insurance Fees	518	830	880	884	
631006 Contracted Services	0	4,041	91,000	31,000	
Operations Total	**$4,530**	**$11,205**	**$98,936**	**$39,350**	
104642 Inspections Total	**$102,266**	**$104,495**	**$201,625**	**$153,187**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104711 Bonds					
Operations					
631004 Bank Fees	3,500	3,500	4,575	4,575	
Operations Total	**$3,500**	**$3,500**	**$4,575**	**$4,575**	
Debt					
681001 Debt Service-Principal	699,000	723,000	738,000	758,000	
681002 Debt Service-Interest	224,950	206,581	189,085	171,171	
Debt Total	**$923,950**	**$929,581**	**$927,085**	**$929,171**	
104711 Bonds Total	**$927,450**	**$933,081**	**$931,660**	**$933,746**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
104810 Transfers to Other Funds					
Transfers					
691004 Trnf GF	1,382,200	1,640,491	2,250,715	2,010,305	
Transfers Total	**$1,382,200**	**$1,640,491**	**$2,250,715**	**$2,010,305**	
104810 Transfers to Other Funds Total	**$1,382,200**	**$1,640,491**	**$2,250,715**	**$2,010,305**	
General Fund Total	**21,995,195**	**18,794,389**	**23,900,774**	**25,400,017**	**1,717,099**

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
200000 CDRA					
Taxes					
311103 EDA #3 - ATK	$ 217,335	$ 1,101,843	$ 774,374	$ 1,035,052	$ 260,678
311106 RDA #6	$ 243,238	$ 227,326	$ 201,041	$ 222,586	$ 21,545
311107 RDA #7	$ 184,839	$ 245,755	$ 243,537	$ 258,755	$ 15,218
311108 RDA #8	$ 211,716	$ 251,991	$ 251,529	$ 171,103	$ (80,426)
311109 RDA #9	$ 331,267	$ 368,477	$ 341,201	$ 411,578	$ 70,377
311110 RDA #10	$ 304,154	$ 333,417	$ 332,184	$ 221,153	$ (111,031)
311111 CDA #1 - Clfd Station	$ -	$ 66,239	$ 274,233	$ 154,859	$ (119,374)
Taxes Total	**$ 1,492,549**	**$ 2,595,048**	**$ 2,418,099**	**$ 2,475,086**	**$ 56,987**
Intergovernmental					
337001 Local Grants	$ -	$ 25,000	$ -	$ -	$ -
Intergovernmental Total	**$ -**	**$ 25,000**	**$ -**	**$ -**	**$ -**
Miscellaneous					
361001 Interest Earnings	$ 99,818	$ 156,763	$ 75,000	$ 75,000	$ -
362002 Rent Revenues	$ 4,000	$ -	$ -	$ -	$ -
364001 Sale Of Fixed Assets G/L	$ -	$ (77,636)	$ -	$ -	$ -
Miscellaneous Total	**$ 103,818**	**$ 79,127**	**$ 75,000**	**$ 75,000**	**$ -**
200000 CDRA Total	**$ 1,596,367**	**$ 2,699,175**	**$ 2,493,099**	**$ 2,550,086**	**$ 56,987**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
CDRA					
204611 CED Administration					
Operations					
645004 Developer Increments	0	0	50,000	0	
Operations Total	**$0**	**$0**	**$50,000**	**$0**	
Capital					
673001 Capital Project	0	46,239	50,000	0	
Capital Total	**$0**	**$46,239**	**$50,000**	**$0**	
Debt					
681002 Debt Service-Interest	22,776	35,802	24,000	20,000	
Debt Total	**$22,776**	**$35,802**	**$24,000**	**$20,000**	
204611 CED Administration Total	**$22,776**	**$82,041**	**$124,000**	**$20,000**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204615 RDA #9					
Operations					
645004 Developer Increments	0	0	0	300,000	
Operations Total	**$0**	**$0**	**$0**	**$300,000**	
Transfers					
691004 Trnf GF	270,000	260,000	263,800	263,800	
Transfers Total	**$270,000**	**$260,000**	**$263,800**	**$263,800**	
204615 RDA #9 Total	**$270,000**	**$260,000**	**$263,800**	**$563,800**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204616 RDA #6					
Transfers					
691004 Trnf GF	25,000	25,000	25,000	127,000	
Transfers Total	**$25,000**	**$25,000**	**$25,000**	**$127,000**	
204616 RDA #6 Total	**$25,000**	**$25,000**	**$25,000**	**$127,000**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204617 RDA #7					
Operations					
645004 Developer Increments	0	72,042	72,042	62,483	
Operations Total	**$0**	**$72,042**	**$72,042**	**$62,483**	
Capital					
673001 Capital Project	0	0	0	250,000	
673006 CP - Misc	985,525	0	0	0	
Capital Total	**$985,525**	**$0**	**$0**	**$250,000**	
Transfers					
691004 Trnf GF	242,803	157,482	160,408	157,143	
Transfers Total	**$242,803**	**$157,482**	**$160,408**	**$157,143**	
204617 RDA #7 Total	**$1,228,328**	**$229,524**	**$232,450**	**$469,626**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204618 RDA #8					
Capital					
673001 Capital Project	0	0	0	365,340	
Capital Total	**$0**	**$0**	**$0**	**$365,340**	
Transfers					
691004 Trnf GF	140,000	160,000	150,000	145,000	
Transfers Total	**$140,000**	**$160,000**	**$150,000**	**$145,000**	
204618 RDA #8 Total	**$140,000**	**$160,000**	**$150,000**	**$510,340**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204619 RDA #10					
Transfers					
691004 Trnf GF	250,000	335,000	330,000	230,000	
Transfers Total	**$250,000**	**$335,000**	**$330,000**	**$230,000**	
204619 RDA #10 Total	**$250,000**	**$335,000**	**$330,000**	**$230,000**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204623 EDA #3					
Operations					
645004 Developer Increments	178,214	903,511	959,987	848,742	
Operations Total	**$178,214**	**$903,511**	**$959,987**	**$848,742**	
Capital					
673001 Capital Project	0	0	120,000	0	
Capital Total	**$0**	**$0**	**$120,000**	**$0**	
Transfers					
691004 Trnf GF	10,867	46,276	67,719	51,753	
Transfers Total	**$10,867**	**$46,276**	**$67,719**	**$51,753**	
204623 EDA #3 Total	**$189,081**	**$949,787**	**$1,147,706**	**$900,495**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
204624 CDA #1					
Operations					
645004 Developer Increments	0	0	323,521	147,116	
Operations Total	**$0**	**$0**	**$323,521**	**$147,116**	
Transfers					
691004 Trnf GF	0	0	13,712	7,743	
Transfers Total	**$0**	**$0**	**$13,712**	**$7,743**	
204624 CDA #1 Total	**$0**	**$0**	**$337,233**	**$154,859**	
CDRA Total	**2,125,185**	**2,041,352**	**2,610,189**	**2,976,120**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
310000 GO Bond Debt Service					
Taxes					
311001 Current General Property	$ 827,448	$ 776,977	$ 707,576	$ 345,575	$ (362,001)
Taxes Total	**$ 827,448**	**$ 776,977**	**$ 707,576**	**$ 345,575**	**$ (362,001)**
Other Sources					
381005 Trnf from EF	$ 356,850	$ 358,739	$ 348,249	$ 169,950	$ (178,299)
Other Sources Total	**$ 356,850**	**$ 358,739**	**$ 348,249**	**$ 169,950**	**$ (178,299)**
310000 GO Bond Debt Service Total	**$ 1,184,298**	**$ 1,135,716**	**$ 1,055,825**	**$ 515,525**	**$ (540,300)**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Debt Service Fund					
314711 Bonds					
Operations					
631004 Bank Fees	400	500	525	525	
Operations Total	**$400**	**$500**	**$525**	**$525**	
Debt					
681001 Debt Service-Principal	975,000	1,010,000	1,010,000	500,000	
681002 Debt Service-Interest	104,877	75,600	45,300	15,000	
Debt Total	**$1,079,877**	**$1,085,600**	**$1,055,300**	**$515,000**	
314711 Bonds Total	**$1,080,277**	**$1,086,100**	**$1,055,825**	**$515,525**	
Debt Service Fund Total	**1,080,277**	**1,086,100**	**1,055,825**	**515,525**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
400000 Park Capital Improvements					
Licenses & Permits					
323004 Park Impact Fees	$ 53,484	$ 324,225	$ 60,000	$ 60,000	$ -
Licenses & Permits Total	**$ 53,484**	**$ 324,225**	**$ 60,000**	**$ 60,000**	**$ -**
Miscellaneous					
361001 Interest Earnings	$ 13,307	$ 24,784	$ 3,000	$ 3,000	$ -
Miscellaneous Total	**$ 13,307**	**$ 24,784**	**$ 3,000**	**$ 3,000**	**$ -**
400000 Park Capital Improvements Total	**$ 66,791**	**$ 349,010**	**$ 63,000**	**$ 63,000**	**$ -**

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
450000 Capital Projects					
Miscellaneous					
361001 Interest Earnings	$ 31,954	$ 71,818	$ 15,000	$ 15,000	$ -
369005 One Time Misc Revenue	$ 42,889	$ -	$ -	$ -	$ -
Miscellaneous Total	**$ 74,843**	**$ 71,818**	**$ 15,000**	**$ 15,000**	**$ -**
Other Sources					
381004 Trnf from GF	$ 1,382,200	$ 1,660,491	$ 2,250,715	$ 2,170,301	$ (80,414)
Other Sources Total	**$ 1,382,200**	**$ 1,660,491**	**$ 2,250,715**	**$ 2,170,301**	**$ (80,414)**
450000 Capital Projects Total	**$ 1,457,043**	**$ 1,732,309**	**$ 2,265,715**	**$ 2,185,301**	**$ (80,414)**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Capital Projects Funds					
404521 Capital Projects-Parks					
Capital					
673001 Capital Project	39,996	298,157	250,000	900,000	
Capital Total	**$39,996**	**$298,157**	**$250,000**	**$900,000**	
404521 Capital Projects-Parks Total	**$39,996**	**$298,157**	**$250,000**	**$900,000**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
454161 Capital Projects-Buildings					
Capital					
673001 Capital Project	755,460	127,997	20,000	507,013	
Capital Total	**$755,460**	**$127,997**	**$20,000**	**$507,013**	
454161 Capital Projects-Buildings Total	**$755,460**	**$127,997**	**$20,000**	**$507,013**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
454410 Capital Projects-Streets					
Capital					
673001 Capital Project	1,875,431	809,957	3,025,817	3,448,117	
Capital Total	**$1,875,431**	**$809,957**	**$3,025,817**	**$3,448,117**	
454410 Capital Projects-Streets Total	**$1,875,431**	**$809,957**	**$3,025,817**	**$3,448,117**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
454521 Capital Projects-Parks					
Capital					
673001 Capital Project	0	97,344	413,768	215,004	
Capital Total	0	97,344	413,768	215,004	
454521 Capital Projects-Parks Total	**$0**	**$97,344**	**$413,768**	**$215,004**	
Capital Projects Funds Total	**2,670,886**	**1,333,455**	**3,709,585**	**5,070,134**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
500000 Utility Administration					
Miscellaneous					
361001 Interest Earnings	$ 22,776	$ 35,802	$ 20,000	$ 20,000	$ -
369006 Late Fees/Penalty	$ 152,905	$ 150,636	$ 140,000	$ 141,000	$ 1,000
Miscellaneous Total	**$ 175,681**	**$ 186,438**	**$ 160,000**	**$ 161,000**	**$ 1,000**
Utility Charges					
371005 Water Service Fees	$ 17,765	$ 17,580	$ 20,000	$ 19,000	$ (1,000)
Utility Charges Total	**$ 17,765**	**$ 17,580**	**$ 20,000**	**$ 19,000**	**$ (1,000)**
Other Sources					
381005 Trnf from EF	$ 148,978	$ 213,615	$ 236,398	$ 359,806	$ 123,408
Other Sources Total	**$ 148,978**	**$ 213,615**	**$ 236,398**	**$ 359,806**	**$ 123,408**
500000 Utility Administration Total	**$ 342,423**	**$ 417,633**	**$ 416,398**	**$ 539,806**	**$ 123,408**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Utility Administration					
505011 Utility Administration					
Personnel					
611101 Full-Time Employees	87,121	108,168	98,480	141,673	
611201 Overtime	429	193	0	0	
611501 Part-Time	7,124	13,441	16,033	16,258	
613101 FICA	7,161	7,632	8,760	11,991	
613201 Utah Retirement Systems	16,197	16,702	18,374	26,189	
613301 Health Insurance	20,652	25,968	34,110	49,861	
613302 Dental Insurance	1,540	1,526	1,616	3,020	
613304 Vision Insurance	306	351	428	616	
613401 Worker's Compensation	119	256	94	207	
613601 LTD, ADD, & Life	34	0	1,298	0	
613701 Employee Asst Progr	65	62	63	0	
613801 Administration Fee	41	61	55	0	
614101 Clothing Allow - FT	0	0	120	60	
615000 Pension	0	3,203	0	0	
Personnel Total	**$140,789**	**$177,564**	**$179,431**	**$249,875**	
Operations					
621301 Training & Registration	93	0	1,600	1,900	
623101 In-State Travel	0	0	0	50	
624001 Office Supplies	3,519	0	0	0	
624003 Small Office Equipment	0	1,930	1,000	0	
624004 Materials & Supplies	0	0	500	1,000	
624005 Printing	18,985	14,991	27,850	27,850	
624006 Postage / Mailing	32,997	35,652	40,850	40,850	
624204 Annual Maint. & Support	0	0	7,250	13,463	
631004 Bank Fees	114	785	1,050	1,050	
645001 Special Department Allow	888	352	1,500	1,500	
Operations Total	**$56,596**	**$53,710**	**$81,600**	**$87,663**	
Transfers					
691009 Trnf Indirect Cost Alloca	143,942	137,610	155,197	202,268	
Transfers Total	**$143,942**	**$137,610**	**$155,197**	**$202,268**	
505011 Utility Administration Total	**$341,327**	**$368,884**	**$416,228**	**$539,806**	
Utility Administration Total	**341,327**	**368,884**	**416,228**	**539,806**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Water					
515101 Water Department					
Personnel					
611101 Full-Time Employees	197,867	240,052	236,525	240,196	
611201 Overtime	13,513	12,943	13,000	13,000	
611501 Part-Time	5,754	25,528	22,415	24,688	
613101 FICA	15,242	19,217	20,803	21,154	
613201 Utah Retirement Systems	35,163	39,250	42,859	41,778	
613301 Health Insurance	63,944	57,263	72,000	68,838	
613302 Dental Insurance	4,923	4,785	4,583	4,373	
613304 Vision Insurance	1,027	702	843	800	
613401 Worker's Compensation	2,534	3,251	1,518	2,791	
613601 LTD, ADD, & Life	2,060	1,905	1,947	1,699	
613701 Employee Asst Progr	179	195	194	0	
613801 Administration Fee	32	41	78	0	
614101 Clothing Allow - FT	1,292	916	1,800	1,800	
614102 Clothing Allow - PT	0	70	720	720	
615000 Pension	0	7,326	0	0	
Personnel Total	**$343,529**	**$413,444**	**$419,286**	**$421,837**	
Operations					
621101 Publications & Subscriptions	0	210	4,000	250	
621201 Membership Dues	2,018	2,139	2,800	4,300	
621301 Training & Registration	1,675	2,305	7,660	6,850	
623501 Out-of-State Travel	0	0	0	1,440	
624001 Office Supplies	339	473	450	450	
624004 Materials & Supplies	74,157	63,265	85,850	105,350	
624006 Postage / Mailing	3,151	3,453	3,900	4,000	
624107 Uniforms & PPE	1,337	1,582	2,850	2,850	
624204 Annual Maint. & Support	318	2,501	6,000	19,675	
625001 Equip. Maint. & Supplies	167	10,125	16,500	20,500	
625002 Equipment Purchases	300	1,890	4,500	3,000	
625201 Tires/Brakes	5,653	5,922	17,000	7,000	
625202 Fuel/Oil	17,010	18,926	19,000	19,000	
625203 Fleet Repair	14,065	9,836	15,000	8,000	
625204 Fleet Lease	32,657	28,923	28,925	28,925	
626001 Building Maintenance	1,172	468	3,275	3,725	
627001 Electric	115,726	147,903	180,000	210,000	
631003 Insurance Fees	29,377	27,239	29,873	30,005	
631004 Bank Fees	18,755	19,137	21,675	21,675	
631006 Contracted Services	22,773	28,329	49,640	55,640	
645001 Special Department Allow	422	410	1,250	1,250	
651501 Depreciation	895,731	889,533	905,000	905,000	
661001 Miscellaneous Supplies	1,632	525	6,100	5,350	
662001 Miscellaneous Services	1,183,743	1,245,762	1,424,360	1,572,360	
Operations Total	**$2,422,178**	**$2,510,857**	**$2,835,608**	**$3,036,595**	
Capital					
674001 Machinery & Equipment	0	28,690	72,751	110,350	
674002 Equipment Replacements	33,976	32,856	84,110	213,201	
674003 Vehicle Replacement	31,500	36,100	188,950	44,000	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Capital Total	**$65,476**	**$97,645**	**$345,811**	**$367,551**	
Debt					
681002 Debt Service-Interest	36,800	22,966	19,300	0	
Debt Total	**$36,800**	**$22,966**	**$19,300**	**$0**	
Transfers					
691001 Trnf Other Funds	143,040	143,940	139,300	67,980	
691003 Trnf EF Sales Tax Bond	82,232	82,733	82,511	82,511	
691005 Trnf EF	49,285	78,152	84,964	129,146	
691008 Nonoperating Transfer	90,899	93,717	105,000	100,000	
691009 Trnf Indirect Cost Alloca	296,109	339,339	362,415	341,468	
Transfers Total	**$661,565**	**$737,881**	**$774,190**	**$721,105**	
515101 Water Department Total	**$3,529,548**	**$3,782,793**	**$4,394,195**	**$4,547,088**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
515110 Water Capital Projects					
Capital					
673001 Capital Project	20,378	1,151,523	3,452,850	4,673,851	
Capital Total	**$20,378**	**$1,151,523**	**$3,452,850**	**$4,673,851**	
515110 Water Capital Projects Total	**$20,378**	**$1,151,523**	**$3,452,850**	**$4,673,851**	
Water Total	**3,549,926**	**4,934,316**	**7,847,045**	**9,220,939**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
520000 Sewer					
Licenses & Permits					
323002 Sewer Impact Fees	$ 24,002	$ 50,546	$ 40,000	$ 40,000	$ -
Licenses & Permits Total	**$ 24,002**	**$ 50,546**	**$ 40,000**	**$ 40,000**	**$ -**
Miscellaneous					
361001 Interest Earnings	$ 39,762	$ 52,160	$ 17,000	$ 17,000	$ -
364001 Sale Of Fixed Assets G/L	$ -	$ (63,830)	$ -	$ -	$ -
369001 Misc Revenues	$ 1,311	$ 3,647	$ -	$ -	$ -
Miscellaneous Total	**$ 41,073**	**$ (8,023)**	**$ 17,000**	**$ 17,000**	**$ -**
Utility Charges					
372001 Sewer Charges	$ 4,471,947	$ 4,547,552	$ 4,535,000	$ 4,605,000	$ 70,000
Utility Charges Total	**$ 4,471,947**	**$ 4,547,552**	**$ 4,535,000**	**$ 4,605,000**	**$ 70,000**
520000 Sewer Total	**$ 4,537,022**	**$ 4,590,074**	**$ 4,592,000**	**$ 4,662,000**	**$ 70,000**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Sewer					
525201 Sewer Department					
Personnel					
611101 Full-Time Employees	235,919	215,048	252,563	259,985	
611201 Overtime	11,957	10,767	7,020	7,020	
613101 FICA	17,640	16,654	19,858	20,305	
613201 Utah Retirement Systems	42,465	39,680	46,001	45,589	
613301 Health Insurance	52,941	64,157	80,800	74,770	
613302 Dental Insurance	4,519	4,016	5,183	4,754	
613304 Vision Insurance	944	840	1,105	865	
613401 Worker's Compensation	3,114	2,892	2,822	2,764	
613601 LTD, ADD, & Life	1,758	1,597	1,947	2,698	
613701 Employee Asst Progr	180	150	194	0	
613801 Administration Fee	50	103	126	0	
614101 Clothing Allow - FT	890	1,202	1,440	1,440	
615000 Pension	0	5,939	0	0	
Personnel Total	**$372,377**	**$363,044**	**$419,060**	**$420,190**	
Operations					
621301 Training & Registration	1,275	575	1,725	5,535	
623101 In-State Travel	0	0	0	1,620	
623501 Out-of-State Travel	0	0	0	1,440	
624001 Office Supplies	138	233	350	350	
624004 Materials & Supplies	4,801	1,902	4,600	4,600	
624107 Uniforms & PPE	905	1,105	1,900	1,900	
625002 Equipment Purchases	0	1,890	2,100	0	
625201 Tires/Brakes	582	2,796	3,000	3,000	
625202 Fuel/Oil	3,992	5,063	6,000	6,000	
625203 Fleet Repair	12,276	12,665	15,000	15,000	
625204 Fleet Lease	14,723	13,039	13,040	13,040	
626001 Building Maintenance	1,769	260	2,100	1,950	
631003 Insurance Fees	14,901	14,985	16,884	16,959	
631004 Bank Fees	20,054	21,824	25,000	25,000	
631006 Contracted Services	101,419	104,254	191,090	158,690	
645001 Special Department Allow	0	268	1,250	1,250	
651501 Depreciation	574,836	612,620	575,000	615,000	
661001 Miscellaneous Supplies	391	360	1,750	1,750	
662001 Miscellaneous Services	3,046,275	3,079,680	3,200,360	3,200,360	
Operations Total	**$3,798,337**	**$3,873,518**	**$4,061,149**	**$4,073,444**	
Capital					
674001 Machinery & Equipment	0	0	0	56,850	
674003 Vehicle Replacement	31,500	36,936	0	6,500	
Capital Total	**$31,500**	**$36,936**	**$0**	**$63,350**	
Transfers					
691001 Trnf Other Funds	106,905	107,494	104,475	50,985	
691003 Trnf EF Sales Tax Bond	73,916	74,366	74,167	74,167	
691005 Trnf EF	53,404	79,774	84,649	128,642	
691009 Trnf Indirect Cost Alloca	319,546	346,380	362,220	340,135	
Transfers Total	**$553,771**	**$608,014**	**$625,511**	**$593,929**	
525201 Sewer Department Total	**$4,755,985**	**$4,881,513**	**$5,105,720**	**$5,150,913**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
525210 Sewer Capital Projects					
Capital					
673001 Capital Project	11,158	484,342	1,987,450	2,545,451	
Capital Total	**$11,158**	**$484,342**	**$1,987,450**	**$2,545,451**	
525210 Sewer Capital Projects Total	**$11,158**	**$484,342**	**$1,987,450**	**$2,545,451**	
Sewer Total	**4,767,143**	**5,365,855**	**7,093,170**	**7,696,364**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
530000 Storm Drain					
Licenses & Permits					
323003 Storm Water Impact Fees	$ 1,732	$ 9,198	$ 3,500	$ 6,000	$ 2,500
Licenses & Permits Total	**$ 1,732**	**$ 9,198**	**$ 3,500**	**$ 6,000**	**$ 2,500**
Charges for Services					
343002 MIDA	$ 2,319	$ 2,319	$ 2,320	$ 2,320	$ -
Charges for Services Total	**$ 2,319**	**$ 2,319**	**$ 2,320**	**$ 2,320**	**$ -**
Miscellaneous					
361001 Interest Earnings	$ 58,347	$ 71,313	$ 10,000	$ 10,000	$ -
364001 Sale Of Fixed Assets G/L	$ -	$ (34,738)	$ -	$ -	$ -
369001 Misc Revenues	$ 206	$ 47,561	$ -	$ -	$ -
Miscellaneous Total	**$ 58,553**	**$ 84,136**	**$ 10,000**	**$ 10,000**	**$ -**
Utility Charges					
373001 Storm Water Charges	$ 1,021,895	$ 1,067,671	$ 1,060,000	$ 1,144,000	$ 84,000
Utility Charges Total	**$ 1,021,895**	**$ 1,067,671**	**$ 1,060,000**	**$ 1,144,000**	**$ 84,000**
530000 Storm Drain Total	**$ 1,084,499**	**$ 1,163,325**	**$ 1,075,820**	**$ 1,162,320**	**$ 86,500**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Storm					
535301 Storm Drain					
Personnel					
611101 Full-Time Employees	141,716	146,961	153,341	156,216	
611201 Overtime	5,348	7,532	3,015	3,015	
611501 Part-Time	10,200	288	24,000	24,688	
613101 FICA	11,644	10,603	13,748	13,921	
613201 Utah Retirement Systems	24,642	24,342	27,963	26,178	
613301 Health Insurance	37,077	34,500	42,450	41,157	
613302 Dental Insurance	3,017	2,437	2,709	2,600	
613304 Vision Insurance	494	355	484	490	
613401 Worker's Compensation	1,983	1,761	2,090	1,912	
613601 LTD, ADD, & Life	781	864	1,298	827	
613701 Employee Asst Progr	102	93	122	0	
614101 Clothing Allow - FT	809	279	1,080	1,080	
615000 Pension	0	4,070	0	0	
Personnel Total	**$237,813**	**$234,086**	**$272,300**	**$272,084**	
Operations					
621101 Publications & Subscriptions	0	0	100	100	
621201 Membership Dues	0	740	740	195	
621301 Training & Registration	720	230	1,625	2,950	
623101 In-State Travel	253	445	375	1,395	
623102 In-State Meals	153	284	165	0	
623103 In-State Transportation	85	0	136	0	
623501 Out-of-State Travel	0	0	0	1,440	
624001 Office Supplies	388	498	500	500	
624004 Materials & Supplies	4,147	4,588	5,450	5,450	
624107 Uniforms & PPE	270	754	1,425	1,425	
625001 Equip. Maint. & Supplies	138	1,266	1,550	1,550	
625002 Equipment Purchases	3,366	1,890	2,100	0	
625003 Equipment Rental	0	0	4,000	4,000	
625201 Tires/Brakes	519	1,610	1,000	1,000	
625202 Fuel/Oil	2,804	3,792	5,500	5,500	
625203 Fleet Repair	67	3,629	10,000	10,000	
625204 Fleet Lease	8,171	7,236	7,240	7,240	
626001 Building Maintenance	120	0	0	450	
631003 Insurance Fees	5,484	5,837	7,187	7,219	
631004 Bank Fees	4,903	5,100	5,825	5,825	
631006 Contracted Services	22,849	57,116	65,090	67,090	
645001 Special Department Allow	7,068	7,498	8,300	8,300	
651501 Depreciation	683,569	673,726	685,000	685,000	
661001 Miscellaneous Supplies	0	314	1,500	1,500	
662001 Miscellaneous Services	183	207	9,360	9,360	
663001 Contingency	0	0	5,000	5,000	
Operations Total	**$745,257**	**$776,761**	**$829,168**	**$832,489**	
Capital					
674001 Machinery & Equipment	0	0	0	56,850	
674003 Vehicle Replacement	0	272,000	0	6,500	
Capital Total	**$0**	**$272,000**	**$0**	**$63,350**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Transfers					
691001 Trnf Other Funds	24,945	25,045	24,377	11,897	
691005 Trnf EF	41,720	45,063	55,015	83,299	
691009 Trnf Indirect Cost Alloca	241,787	195,663	235,413	220,246	
Transfers Total	**$308,452**	**$265,771**	**$314,805**	**$315,442**	
535301 Storm Drain Total	**$1,291,521**	**$1,548,618**	**$1,416,273**	**$1,483,364**	

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
535310 Storm Drain Capital Projects					
Capital					
673001 Capital Project	0	355,358	2,679,950	4,204,951	
Capital Total	**$0**	**$355,358**	**$2,679,950**	**$4,204,951**	
535310 Storm Drain Capital Projects Total	**$0**	**$355,358**	**$2,679,950**	**$4,204,951**	
Storm Total	**1,291,522**	**1,903,976**	**4,096,223**	**5,688,315**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
540000 Solid Waste					
Miscellaneous					
361001 Interest Earnings	$ 20,624	$ 23,338	$ 4,000	$ 4,000	$ -
Miscellaneous Total	**$ 20,624**	**$ 23,338**	**$ 4,000**	**$ 4,000**	**$ -**
Utility Charges					
374001 Garbage Charges	$ 1,413,770	$ 1,416,655	$ 1,617,000	$ 1,675,000	$ 58,000
Utility Charges Total	**$ 1,413,770**	**$ 1,416,655**	**$ 1,617,000**	**$ 1,675,000**	**$ 58,000**
540000 Solid Waste Total	**$ 1,434,395**	**$ 1,439,993**	**$ 1,621,000**	**$ 1,679,000**	**$ 58,000**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
Garbage					
545401 Solid Waste					
Personnel					
611101 Full-Time Employees	21,805	50,104	40,251	41,786	
613101 FICA	1,659	2,990	3,079	3,194	
613201 Utah Retirement Systems	3,893	6,593	7,523	7,767	
613301 Health Insurance	2,181	4,614	6,150	7,442	
613302 Dental Insurance	157	339	385	464	
613304 Vision Insurance	29	70	82	53	
613401 Worker's Compensation	268	551	487	435	
613601 LTD, ADD, & Life	0	0	1,622	0	
615000 Pension	0	1,317	0	0	
Personnel Total	**$29,992**	**$66,577**	**$59,579**	**$61,141**	
Operations					
631003 Insurance Fees	6,288	5,549	6,882	6,913	
631004 Bank Fees	7,046	6,989	7,975	7,975	
631006 Contracted Services	1,098,524	1,060,894	1,382,500	1,465,501	
651501 Depreciation	3,924	3,930	0	0	
Operations Total	**$1,115,781**	**$1,077,362**	**$1,397,357**	**$1,480,389**	
Capital					
673001 Capital Project	0	70,285	48,950	88,951	
Capital Total	**$0**	**$70,285**	**$48,950**	**$88,951**	
Transfers					
691001 Trnf Other Funds	81,960	82,260	80,097	39,089	
691005 Trnf EF	4,568	10,626	12,040	18,718	
691009 Trnf Indirect Cost Alloca	26,963	46,140	51,520	49,492	
Transfers Total	**$113,491**	**$139,026**	**$143,657**	**$107,299**	
545401 Solid Waste Total	**$1,259,264**	**$1,353,250**	**$1,649,543**	**$1,737,779**	
Garbage Total	**1,259,264**	**1,353,250**	**1,649,543**	**1,737,779**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
610000 Fleet Management					
Charges for Services					
344001 Fleet Charges From GF	$ 145,488	$ 144,120	$ 157,136	$ 164,219	$ 7,083
344002 Fleet Charges From Water	$ 32,657	$ 28,923	$ 32,163	$ 33,596	$ 1,432
344003 Fleet Charges From Sewer	$ 14,723	$ 13,039	$ 14,500	$ 15,143	$ 642
344004 Fleet Charges Storm Water	$ 8,171	$ 7,236	$ 8,047	$ 8,388	$ 341
345001 Consum. Chrgs From Gf	$ 203,748	$ 187,756	$ 247,825	$ 238,175	$ (9,650)
345002 Consum. Chrgs From Water	$ 35,010	$ 34,685	$ 51,000	$ 34,000	$ (17,000)
345003 Consum. Chrgs From Sewer	$ 17,469	$ 20,610	$ 24,000	$ 24,000	$ -
345004 Consum. Chrgs From Storm	$ 5,428	$ 8,945	$ 16,500	$ 16,500	$ -
345006 Consum. Chrgs Outside Ser	$ 975	$ 4,742	$ 6,000	$ 13,000	$ 7,000
346001 Vehicle&Equip Replace GF	$ 359,500	$ 303,664	$ 330,201	$ 495,383	$ 165,182
346002 Vehicle&Equip Replace Wtr	$ 31,500	$ 60,816	$ 261,700	$ 154,350	$ (107,350)
346003 Vehicle&Equip Replace Swr	$ 31,500	$ 36,936	$ -	$ 63,350	$ 63,350
346004 Vehicle&Equip Replc Strm	$ -	$ 273,418	$ -	$ 63,350	$ 63,350
Charges for Services Total	**$ 886,169**	**$ 1,124,891**	**$ 1,149,073**	**$ 1,323,453**	**$ 174,380**
Miscellaneous					
365001 Fuel Charges	$ 14,247	$ 17,143	$ 12,000	$ 12,000	$ -
Miscellaneous Total	**$ 14,247**	**$ 17,143**	**$ 12,000**	**$ 12,000**	**$ -**
610000 Fleet Management Total	**$ 900,416**	**$ 1,142,034**	**$ 1,161,073**	**$ 1,335,453**	**$ 174,380**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
ISF - Fleet Management					
614441 Fleet Management					
Personnel					
611101 Full-Time Employees	77,269	90,146	94,638	97,434	
611201 Overtime	480	1,024	2,100	2,100	
613101 FICA	5,809	6,670	7,399	7,602	
613201 Utah Retirement Systems	12,669	15,182	16,038	18,361	
613301 Health Insurance	17,299	25,821	29,500	31,963	
613302 Dental Insurance	1,456	1,925	1,925	1,926	
613304 Vision Insurance	304	256	262	262	
613401 Worker's Compensation	960	1,098	1,124	1,014	
613601 LTD, ADD, & Life	775	680	1,298	918	
613701 Employee Asst Progr	63	72	72	0	
614101 Clothing Allow - FT	564	336	720	720	
615000 Pension	0	2,398	0	0	
Personnel Total	**$117,648**	**$145,609**	**$155,076**	**$162,300**	
Operations					
621101 Publications & Subscriptions	1,500	1,500	1,500	1,500	
621301 Training & Registration	751	786	2,280	2,280	
624001 Office Supplies	821	411	895	895	
624004 Materials & Supplies	576	5,038	5,750	6,250	
624101 Claims & Damages	4,266	0	0	0	
624107 Uniforms & PPE	140	425	950	950	
624204 Annual Maint. & Support	0	949	1,500	2,500	
625001 Equip. Maint. & Supplies	4,578	12,578	8,000	8,000	
625002 Equipment Purchases	0	1,134	1,260	2,000	
625201 Tires/Brakes	21,720	27,860	48,175	36,425	
625202 Fuel/Oil	156,841	157,171	166,900	166,000	
625203 Fleet Repair	165,569	95,458	124,250	110,250	
625501 Equipment Repairs	0	190	600	600	
626001 Building Maintenance	875	684	5,200	4,000	
631003 Insurance Fees	2,801	2,360	2,502	2,513	
631006 Contracted Services	0	5,536	4,300	4,300	
651501 Depreciation	305,729	367,420	310,000	370,000	
662001 Miscellaneous Services	288	179	360	360	
Operations Total	**$666,454**	**$679,678**	**$684,422**	**$718,823**	
Capital					
674001 Machinery & Equipment	-323,711	74,762	1	13	
674003 Vehicle Replacement	371,854	602,595	36,951	9	
Capital Total	**$48,143**	**$677,357**	**$36,951**	**$22**	
Debt					
681003 Backhoe Lease Obligations	19,139	24,750	23,000	23,000	
Debt Total	**$19,139**	**$24,750**	**$23,000**	**$23,000**	
614441 Fleet Management Total	**$851,385**	**$1,527,395**	**$899,449**	**$904,145**	
ISF - Fleet Management Total	**851,385**	**1,527,395**	**899,449**	**904,145**	

FY2021 Budget Revenue

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
630000 Risk Management					
Charges for Services					
344006 Risk Mgmt Charges - GF	$ 192,512	$ 171,951	$ 227,689	$ 202,703	$ (24,986)
344007 Risk Mgmt Charges - Water	$ 29,377	$ 27,239	$ 37,147	$ 33,692	$ (3,455)
344008 Risk Mgmt Charges - Sewer	$ 14,901	$ 14,985	$ 20,994	$ 19,042	$ (1,952)
344009 Risk Mgmt Charges - Storm	$ 5,484	$ 5,837	$ 8,937	$ 8,106	$ (831)
344011 Risk Mgmt Charges - Fleet	$ 2,801	$ 2,360	$ 3,111	$ 2,822	$ (289)
344013 Risk Mgmt Charges - Garba	$ 6,288	$ 5,549	$ 8,558	$ 7,762	$ (796)
Charges for Services Total	**$ 251,362**	**$ 227,920**	**$ 306,436**	**$ 274,127**	**$ (32,309)**
630000 Risk Management Total	**$ 251,362**	**$ 227,920**	**$ 306,436**	**$ 274,127**	**$ (32,309)**

FY2021 Budget - Expenditures

	FY18 Actuals	FY19 Actuals	FY20 Budget	FY21 Budget	Change '20 to '21
ISF - Risk Management					
634443 Risk Management					
Operations					
624101 Claims & Damages	6,951	36,544	30,000	30,000	
631003 Insurance Fees	215,411	227,920	246,435	214,126	
631006 Contracted Services	29,000	29,000	30,000	30,000	
Operations Total	**$251,362**	**$293,464**	**$306,435**	**$274,126**	
634443 Risk Management Total	**$251,362**	**$293,464**	**$306,435**	**$274,126**	
ISF - Risk Management Total	**251,362**	**293,464**	**306,435**	**274,126**	

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Summer Palmer, Assistant City Manager
	Spencer W. Brimley, Community Development Director
MEETING DATE:	Tuesday, August 4, 2020
SUBJECT:	Work Session – Clearfield Station Draft Master Development Plan (MDP)

RECOMMENDED ACTION

This will be an opportunity to discuss and provide feedback on the draft Clearfield Station Master Development Plan (MDP) and drill down on a couple of outstanding items.

DESCRIPTION / BACKGROUND

Staff has met with the Development Team and Council to discuss and work through the details for the MDP. As the items have been discussed and considered there are two items that require more time and attention from the Council and Development Team, prior to advancing the project. Staff has provided language to be added to the MDP to address the phasing concerns that have been expressed. The Development Team also suggested that language be included in the MDA as well as the MDP to properly govern and assure mixed use for the site. Members of the Development Team will be participating via zoom. Although there is no formal presentation the team will be available to answer questions and respond to concerns from the body.

The two items that will be discussed during this meeting will be:

- The intersection of 1150 South and State Street (configuration of the intersection and connection to TOD site).
- The phasing for the overall project as it relates to residential vs. commercial uses.

The language that is being proposed would be included on page 70-71 under the heading, "Overall Phasing Strategy." The final paragraph reads in the following manner, with staff's proposed language.

> *"Alternatively, a true vertically mixed-use building may be developed on its own, so long as the commercial aspect of that building is truly used as such, and is a use that is other than dedicated residential support. If initially no viable commercial retail is identified from a marketability standpoint, then a flexible residential alternative may be substituted provided that it is designed for conversion to commercial use in the future. These may include live/work units or storefront*

residential units. In such circumstances, the developer will report annually to the City Council about the potential for conversion from residential to commercial. However, if proposed mixed use units are constructed as residential they will not be counted for any commercial calculation or consideration for the purpose of project phasing. Mixed use developed as residential would require additional commercial, retail or office to be constructed."

CORRESPONDING POLICY PRIORITY (IES)

This discussion is fundamental to this project and can be tied to two of our Policy Priorities:

- Improving Clearfield's image, livability, and economy
- Providing quality municipal services

06 IMPLEMENTATION & CONCEPTUAL PARKING STRATEGIES

OVERALL PHASING STRATEGY

The development of Clearfield Station has two primary components--public/horizontal improvements and private/vertical improvements. Each component is strategically planned to allow construction activities to be undertaken while minimizing the impact to the Transit Station, the surrounding residents, and municipal operations.

An underlying principle about phasing is that the timing of the programmatic uses detailed in the Masterplan Framework will be based on anticipated market demand. As such, lot-specific phasing or sequencing is not mandated in this MDP.

Nevertheless, the intent of the MDP is to have a balanced approach to the buildout of the site. From beginning to end, there should be a balance to the amount of residential development as compared to office/commercial development. To accomplish this, each multi-family residential complex shall be paired with the construction of an office/commercial component. In other words, a second multi-family residential complex shall not be developed until an office/commercial building has been developed (and not a third multi-family until a second commercial, and so on).

Alternatively, a true vertically mixed-use building may be developed on its own, so long as the commercial aspect of that building is truly used as such, and is a use that is other than dedicated residential support. If initially no viable commercial retail is identified from a marketability standpoint, then a flexible residential alternative may be substituted provided that it is designed for conversion to commercial use in the future. These may include live/work units or storefront residential units. In such circumstances, the developer will report annually to the City Council about the potential for conversion from residential to commercial.

Any variation from this balanced approach (seeking additional residential development before the requisite commercial is in place) will require the explicit approval of the Clearfield City Council.

POLICY & PLAN AMENDMENTS

The Clearfield Station property currently holds the Mixed-Use (MU) zoning classification. This MDP will serve as the regulatory zoning by providing a masterplan framework, design metrics, and land use area regulations. Additionally, the MDP has been developed in accordance with the Clearfield City Land Use Regulations and the Creating Downtown Clearfield Small Area Plan. For more information, the *Clearfield Connected: Station Area Plan + Design Guidelines*, 2018 may be used as a reference document for the broad vision of Clearfield Station.

Marketing strategies for developing an identifiable brand that conveys the dynamic nature of Clearfield Station TOD will be instrumental to attracting initial tenants. In order to draw the interest of developers, future residents, and employers, emphasis will be placed on the multi-modal nature of transportation options, regional connectivity, and the mix of vibrant, walkable streets with retail, and commercial activity.

ECONOMIC DEVELOPMENT

Throughout all phases of implementing this MDP, the financial impacts and economic vitality of the project will be an ongoing concern. Therefore, use types will be regularly evaluated to gauge the fiscal impact on municipal cost models as market conditions fluctuate.

Similarly, as new residential portions of the project are completed and occupied the new local retail buying power will be calculated. This information will be utilized to entice and solicit new retailers and commercial tenants to the overall site either for current or future phases.

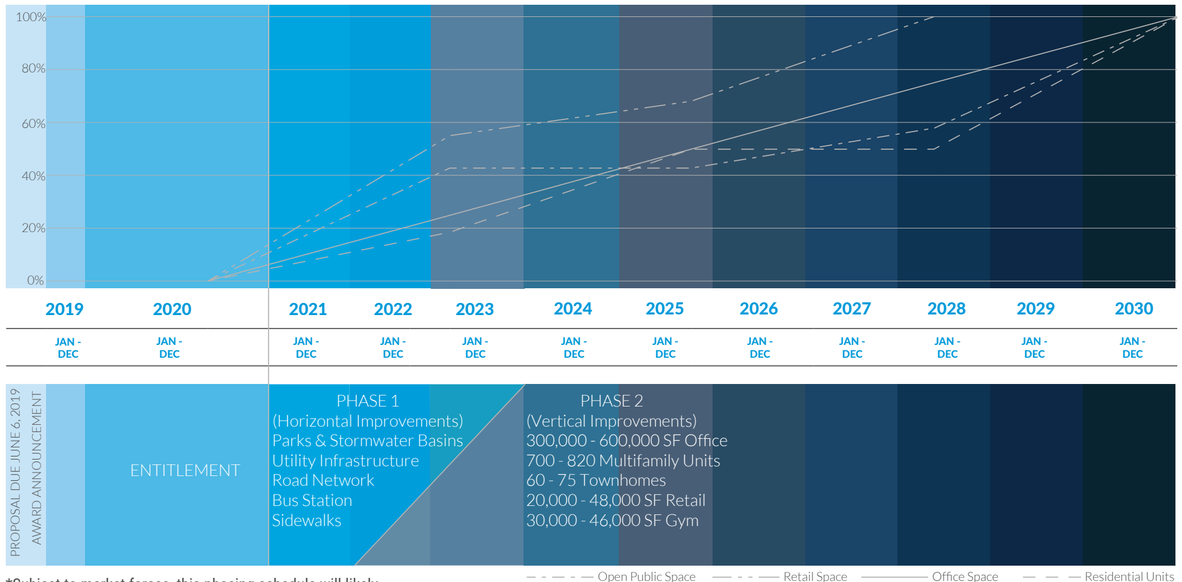
TRANSPORTATION IMPROVEMENTS

During the first phase of the project, all horizontal improvements including but not limited to the improvement and extension of existing roads, creation of new roads and streets, the connection of main entry intersection and transit station and installation of municipal utilities shall be undertaken. This will allow for less disruption within the newly developed community in the later phases of the project. The development of specific buildings and lots is planned to follow the rough schedule on the next page but is subject to change based on market conditions.

Prior to beginning Phase One, a full Transportation Impact Study, circulation plan and working analysis shall be completed to confirm that the MDP conforms to all requirements in the *Clearfield General Plan, Creating Downtown Clearfield Small Area Plan* and the *Clearfield Connected: Station Area Plan + Design Guidelines*. Although no discrepancies are anticipated any inconsistencies between the plans will be addressed and aligned. At the same time, an investigation will be undertaken to study the possibility of connecting the southernmost road in the development area with 1450 South.

Parking requirements during all phases of the project are to be met with a combination of permanent park & ride locations, parking structures or temporary lots. Phased parking is design to accommodate all the existing site requirements including the needs of UTA's Clearfield Station.

PROPOSED PHASING SCHEDULE



*Subject to market forces, this phasing schedule will likely change, especially regarding office, retail, and commercial gym.