

2015-2020 CONSOLIDATED PLAN

2018 Annual Action Plan

MORGAN COUNTY

TOOELE COUNTY

WEBER COUNTY

Prepared by the Wasatch Front Regional Council

for the Utah Small Cities

Community Development Block Grant (CDBG) Program

For July 1, 2018 - June 30, 2019

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Executive Summary

The 2018 Annual Action Plan is an annual update to the region’s five-year Consolidated Plan. The Consolidated Plan is required by the U.S. Housing and Urban Development (HUD) in order to best appropriate Small Cities Community Development Block Grant (CDBG) funds. The Consolidated Plan is updated annually and goes through a major revision every five years. The Plan is created in order to best promulgate CDBG program information and funding.

The 2018 Annual Action Plan identifies current housing, economic, and community development priorities based on local and regional needs for the Wasatch Front Region. See below for a list of the cities and counties that make up the Wasatch Front Region’s Small Cities CDBG Program and their 2016 population based on the American Community Survey data.

Eligible Jurisdictions within the Wasatch Front Region’s CDBG Small Cities Program 2016 American Community Survey Estimates	
Morgan County	11,437
Morgan City	4,154
Unincorporated County	7,283
Tooele County	64,833
Grantsville City	10,459
Rush Valley Town	479
Stockton Town	647
Tooele City	33,762
Vernon Town	294
Wendover City	1,407
Unincorporated County	17,785
Weber County	247,560
Farr West City	6,755
Harrisville City	6,376
Hooper City	8,466
Huntsville Town	632
Marriott-Slaterville City	1,751
North Ogden City	18,791
Plain City	6,493
Pleasant View City	9,716
Riverdale City	8,710
Roy City	38,201
South Ogden City	17,094
Uintah Town	1,333
Washington Terrace City	9,198
West Haven City	12,329
Unincorporated County	15,014

Consultation and Outreach

(Please list your plan to involve the organizations you work with in the creation of the Annual Action Plan)

As the CDBG Program administrator for Morgan, Tooele and Weber Counties, the Wasatch Front Regional Council sought involvement from other organizations on the development of the Consolidated Plan - 2018 Annual Action Plan through public announcements and via attendance at housing, community, and economic development related meetings. The Plan was also published online at the Wasatch Front Regional Council's website: www.wfrc.org. There was a 30 day public comment period before the draft was finalized, no comments were received. Feedback on the CDBG Program is always encouraged and can be offered anytime by e-mailing WFRC staff member Christy Dahlberg at christy@wfrc.org.

Entities Consulted

City and county representatives as well as representatives from service providers were all encouraged to offer input. Results of the participation process are reflected in the Capital Investment Plan or in the Needs section of the Plan. The following organizations offered input or have been consulted with:

- Morgan County
- Morgan City
- Tooele County
- Wendover City
- Weber County
- Marriott-Slaterville City
- North Ogden City
- South Ogden City
- Plain City
- Roy City
- Uintah City
- Washington Terrace City
- West Haven City
- Tooele Housing Authority
- Weber Housing Authority

Public Participation

Public participation began with a How to Apply workshop in which the CDBG program is explained to any interested entity or person throughout the region. All applicants become part of the planning process through the submission of a locally prioritized set of projects known as a Capital Investment Plan (CIP). Additionally, each applicant holds a public hearing in order to inform and receive feedback from the general public. In late 2017, eight public hearings were held throughout the regions seeking public input. WFRC has a copy of the comments received from the public hearings.

The public was notified of the Consolidated Plan update through a public notice published on the State public notice website www.Utah.gov/pmn noticing the public comment period seeking input and participation. The 30 day public comment period began February 8th and ended March 9th, 2018. A public comment open house notice was also published for March 8, 2018 held at the Wasatch Front Regional Council at 295 North Jimmy Doolittle Road, Salt Lake City Utah, 84116.

Copies of the Consolidated Plan are available through each city, county, WFRC, select providers, and the State Housing and Community Development Division. WFRC will also provide a copy of the Plan to anyone who makes a request. The public is encouraged to participate in the planning process via the WFRC website, the adoption process for city and/or county Capital Investment plans, the public notice website, direct mail, email or telephone.

Goals & Objectives

Include one year goal for the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing or a quality living environment

The Wasatch Front Region expects to provide capital infrastructure improvements to the following:

- Wendover City
- City of Washington Terrace

Allocation Priorities

Describe specific geographic areas/jurisdictions which you are targeting in the upcoming year

The Region will consider capital improvement, property acquisition, public safety, ADA, and other such projects for the benefit of the citizenry that fall within the CDBG guidelines.

The following organizations could receive funding in 2018:

- Wendover City
- City of Washington Terrace

Include a list of projects which you intend to do in the upcoming year

- Waterline Replacement
- Water Storage Tank Upgrade
- Sewer Line Replacement

See Appendix A for a more detailed project list.

Expected Resources

Annual Allocation, Program Income, Prior Year Resources, Total

2018 Allocation	Program Income	Re-Allocated Funds	Total
\$657,000	\$0	\$0	\$657,000

Narrative Description of the funds

The Wasatch Front Region received a total of \$657,000 for the 2018 program year. The base 2018 allocation was \$657,000. Zero dollars were received in program income. Zero dollars were received in re-allocated funds. Of the 10 new requests, 2 were fully funded, 1 was partially funded, and 7 were not funded at all. 1 previously awarded multi-year project will be funded, closing out all owed CDBG funds.

Plan to leverage funds with private, other state, and local funds, including any matching requirements

The Wasatch Front Region does not require that projects have a match. However, those projects that do match CDBG funds with other funds will receive additional points when it comes to project rating and ranking. In 2018, of the projects that were funded, 1 provided additional local funding. The total project cost of all funded 2018 projects was \$831,654. \$37,777 was granted to fulfill a previously awarded multi-year project.

Method of Distribution

Criteria for selecting applications and the relative importance of these criteria. Describe how resources will be allocated among funding categories

Here are the steps used to effectively distribute CDBG funds in the Wasatch Front Region.

1) Identify Regional Priorities

Regional priorities are identified based on local goals and objectives. Since 2012, the region's priorities are housing for LMI persons and community infrastructure for LMI persons. The Committee weighs certain criteria higher in order to reflect the regional priorities. Any project that provides housing for LMI persons will receive 2 additional points. Community infrastructure projects that maintain, preserve, or update the jurisdiction's water or sewer systems for LMI persons will receive 1 additional point.

2) Identify Local Projects

In order to determine which projects are awarded, applications are reviewed and ranked according to regionally adopted Rating and Ranking Criteria. The rating and ranking process begins with each

community developing a capital investment plan that identifies goals and investment priorities. The plans are updated in connection with one-year action plans.

3) Rate and Rank Projects

Projects are then ranked using a set of criteria called Rating and Ranking Criteria ([2018 Criteria](#)). Wasatch Front Regional Council staff work with a Regional Review Committee (RRC) to review and revise the region's Consolidated Plan, Rating and Ranking Criteria, and to conduct project rating and ranking. The Committee is made up of two officials from each of the three counties in the region: Morgan, Tooele, and Weber. The RRC is responsible for reviewing and selecting projects based on the region's Rating and Ranking Criteria. The Criteria are made up of eight basic required elements that the Utah Division of Housing and Community Development have identified. Additionally, the Regional Review Committee has included additional criteria. These criteria may change depending on the needs and goals that have been identified in the Consolidated Plan. The Criteria are updated annually. The Criteria help ensure that the projects that receive CDBG funding are the ones that are the most needed or desired.

How can potential applicants access the application manuals or other materials describing the application criteria?

Contact Christy Dahlberg at the Wasatch Front Regional Council at 801-363-4250 x 5005 or christy@wfr.org. Visit our website at www.wfr.org for more information.

How are potential applicants made aware of the possibility of using CDBG funds?

Participation begins annually with a How to Apply workshop in which the CDBG program is explained to any and all interested entities throughout the region. This notice is made via an email distributed to all cities, counties, service providers, and others that may qualify for CDBG funding throughout the region. Additionally, CDBG program information is available on the WFRC website, www.wfr.org.

What is the process for awarding funds?

Grantees are notified of a CDBG grant award by email and/or phone. All grantees must attend a "grantee workshop" sponsored by the State of Utah's Housing and Community Development Division. This Division also executes the contracts with the grantee.

Describe threshold factors and grant size limits

The minimum grant amount per year is \$30,000. The maximum multiple-year grant award is \$200,000 per year, up to two years. The RRC will not commit more than half of the available funds for any year to any one project. Multiple-year project(s) will not be allowed when existing multiple-year projects commit 50% or more of the following year's regional allocation. Maximum grant amount per year for community

infrastructure projects is \$250,000. Community infrastructure projects include (but are not limited to): water, sewer, street, sidewalk, curb, and gutter.

Anticipated outcomes as a result of the distribution formula

The Consolidated Plan goes through a strategic planning process geared toward housing, homelessness, community service, community infrastructure, and economic development objectives. Local governments, community organizations, state and federal agencies, service providers, and citizens are all part of the planning process to ensure that local and regional needs, goals, and objectives are considered and planned for. The Wasatch Front Region will have achieved a favorable outcome when Community Development Block Grant funds are distributed to applicants that best meet federal and state program goals, as well as the regional goals identified in the Consolidated Plan.

Affordable Housing

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

The jurisdictions within the region must continue to update and report on their moderate income housing plans, which will help guide future housing related decisions, such as affordability issues, housing choice, workforce housing, building or rehabilitating housing to make more energy efficient, funding opportunities and the like. The state has multiple resources that can be used to help the cities prepare or update their moderate income housing plans. Cities desiring to do this may contact the Utah Housing and Community Development Division or regional Association of Government. The Regional Council will continue to inform local governments of the need to report on these Plans and the benefits associated with having a “good” plan.

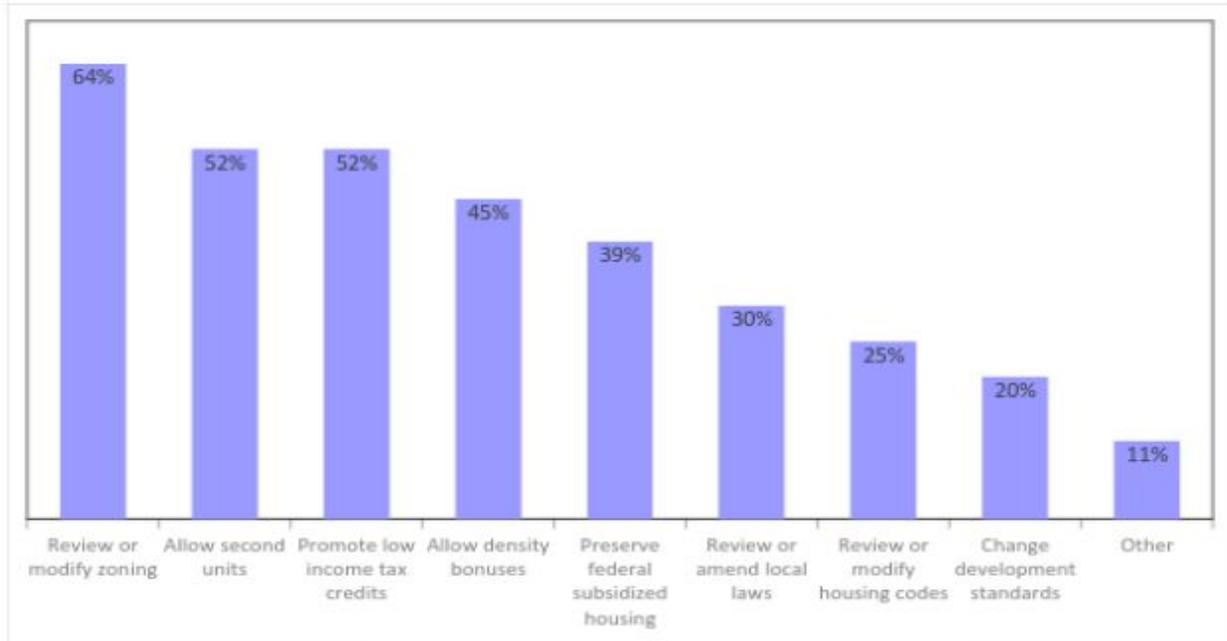
The Regional Council will continue to inform local housing authorities and other housing providers and lenders of the CDBG program to help ensure collaborative planning and funding opportunities.

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

Work with housing authorities and other housing providers to ensure they are aware of housing related funding that is available to them for homeownership opportunities.

Actions planned to foster and maintain affordable housing

The following table reflects the affordable housing activities that are supported by the jurisdictions within the Wasatch Front Region (Table 1). The percentages reflect the number of jurisdictions in favor of the activity.



Actions planned to reduce lead-based paint hazards

Within the region, housing authorities can inspect and mitigate lead-based paint. Additionally, in most counties, the health departments have trained and certified inspectors who test residential properties and have brochures and information for residents who think they may have a home with lead-based paint. These agencies handle information calls and explain the process of removing lead-based paint safely. They also coordinate with state programs on how to help educate residents on the dangers of lead-based paint. The Utah Division of Environmental Quality can assess a home for lead hazards and identify certified lead hazard contractors.

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

The Regional Council can assist in the coordination of activities among public and private organizations. First, the Council should become aware of all the related low and moderate income housing providers within the region. Council staff can then work to ensure that these providers are familiar with one another and work to promote collaboration. Efforts can be made to seek input from these entities as well as to possibly leverage funding in order to consider larger scale projects that would benefit the region as a whole.

Barriers to Affordable Housing

The Regional Council will further efforts to remove or mitigate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. Communities may consider creative ways in providing housing opportunity for all residents no matter their income, race, family size, culture, gender, etc. Local governments are responsible for working with others to limit potential housing barriers as reflected in their respective moderate income housing plans. There are a few ways to identify the barriers to affordable housing within a community. The various cities can answer the following questions (and more):

- Has your housing plan been updated within the last two years (as required by law)?
- Does your housing plan provide estimates of the projected housing needs for low income housing with a five year outlook (or longer)?
- Are housing types and densities considered?
- Do your zoning ordinances allow for various types of housing, including townhomes, manufactured homes, PUDS, duplexes, etc.?
- Is your general plan and zoning consistent with the Wasatch Choice for 2040 Vision for Growth and Development which encourages higher density centers based development and transit oriented developments?

Cities should continue to update and report on their moderate income housing plans, which will help guide future housing related decisions, such as affordability issues, housing choice, workforce housing, building or rehabilitating housing to make more energy efficient, funding opportunities and the like. The state has multiple resources that can be used to help the cities prepare or update their moderate income housing plans. Please refer to the following table (table 2) for some affordable housing barriers and solutions.

Table 2. Affordable Housing Barriers and Strategies

Barriers	Strategies
Community lacks political will to develop multiple-family housing units.	<ul style="list-style-type: none"> - Share smart growth policies from the Wasatch Choice for 2040 Vision for Growth and Development - The Regional Council gives additional points to requests for funding from cities that support the goals of the Wasatch Choice for 2040 Vision which includes the creation of higher density centers based transit oriented developments
Community does not make concessions for multiple-family housing.	<ul style="list-style-type: none"> - Encourage affordable housing professionals to meet with local planning committees and councils to explain the needs and benefits.
Community has no available land for new development; they are built-out; only option is tear down and build new or infill.	<ul style="list-style-type: none"> - Zone for higher densities and allow for multiple family housing and accessory dwelling units.
Zoning ordinances limit or restrict multiple-family housing.	<ul style="list-style-type: none"> - Request flexibility in zoning ordinances. - Zone for higher densities and allow for multiple family housing and accessory dwelling units.
Housing costs are extremely high i.e. property, construction, building, etc.	<ul style="list-style-type: none"> - Request a reduction in impact fees for low-income housing developments. - Create partnerships with housing authorities, Habitat for Humanity, Affordable Land Lease Homes, Utah Housing Corporation, Rural Housing Development, non-profits, etc. - Encourage more efficient uses of building materials, construction methods and design.
Community lacks the staff with the capabilities needed for developing affordable housing.	<ul style="list-style-type: none"> - Encourage participation of staff in various State training programs.
All resources are fragmented, i.e. federal, state and local.	<ul style="list-style-type: none"> - Partner with housing providers and lenders to increase opportunities. - Provide educational programs and services or direct citizens to such programs and services.
Moderate-income housing plans are not up to date and/or implemented. (House Bill 295 does not require implementation.)	<ul style="list-style-type: none"> - Seek funding from housing programs to hire temporary staff to update plans.
Land owners and developers likely focus on higher profit margins, i.e. upscale developments.	<ul style="list-style-type: none"> - Offer incentives to affordable housing developers.
Citizens in rural areas tend to prefer single-family homes on larger lot sizes.	<ul style="list-style-type: none"> - Explain the need for more affordable housing and housing choice; public awareness is needed.
Communities may feel that multiple-family housing units increase the crime rate.	<ul style="list-style-type: none"> - Explain how affordable housing can be scattered throughout the community; 2 unit condos, townhomes, patio homes.
Good landlord laws are not enforced	<ul style="list-style-type: none"> - Work with local and state legislators.
There is no state law for written rental agreements	<ul style="list-style-type: none"> - There are existing laws. They tend to favor the landlord, however. - Work with local and state legislators to enact one to benefit renters, not just landlords.

Other

Actions planned to foster and maintain affordable housing

In 2018, the region's housing authorities plan to foster and maintain affordable housing through education and training for low and moderate income households. In addition, the Regional Council is actively fostering smart growth policies to its member cities which include higher density transit oriented developments based on the centers design. The housing authorities also offer homeownership opportunities such as down payment assistance. It should be noted that community resistance to high density housing has declined markedly over the past several years and many have been or are being built. The challenge now is to make a share of those high density units available for low to moderate income persons. Salt Lake City has committed a large share of its redevelopment agency budget to low income housing.

APPENDIX A

Capital Improvement Projects

With each project describe the reason for prioritizing that project and what needs you are trying to address

Grantee Name	Sub-Grantee	Project Name	Why a Priority	Needs Addressed
Tooele County	Wasatch Front Regional Council	Planning and Administration	Ensures all eligible entities within the region are aware of program and make a viable application	Program awareness, i.e. all needs
Washington Terrace*	n/a	Water Storage Tank Upgrades	Public Infrastructure in LMI area	Adequate Water Service
Wendover City	n/a	Pilot Peak Waterline Replacement	Public Infrastructure in LMI area	Adequate Water Service
Wendover City	n/a	Sewer Line Replacement	Public Infrastructure in LMI area	Adequate Sewer Service
<i>*Project has secured matching funds</i>				