

2015-2020 CONSOLIDATED PLAN 2017 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, 2017 - June 30, 2018

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Executive Summary

The 2017 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 in order to best appropriate Small Cities Community Development Block Grant 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 Community Development Block Grant program information and funding.

The 2017 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 2010 population based on the U.S. Census Bureau.

Jurisdictions within the Wasatch Front Region’s Community Development Block Grant Small Cities Program – 2010 Population

Morgan County	9,469
Morgan City	3,687
Unincorporated County	5,782
Tooele County	58,218
Grantsville City	8,893
Ophir Town	38
Rush Valley Town	447
Stockton Town	616
Tooele City	31,605
Vernon Town	243
Wendover City	1,400
Unincorporated County	14,976
Weber County	231,236
Farr West City	5,928
Harrisville City	5,567
Hooper City	7,218
Huntsville Town	608
Marriott-Slaterville City	1,701
North Ogden City	17,357
Ogden City*	82,825*
Plain City	5,476
Pleasant View City	7,979
Riverdale City	8,426
Roy City	36,884
South Ogden City	16,532
Uintah Town	1,322
Washington Terrace City	9,067
West Haven City	10,272
Unincorporated County	14,074

**Ogden City is an entitlement jurisdiction – not part of the Small Cities Program*

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 – 2017 Annual Action Plan through public announcements and via attendance at housing, community, and economic development related meetings. For example, public notice announcements were made in the region’s local newspapers. The Plan was also published online at the Wasatch Front Regional Council’s website: www.wfrc.org. Feedback on the CDBG Program is always encouraged and can be offered anytime by e-mailing WFRC staff member Sam Klemm at sam@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
- Tooele City
- Grantsville City
- Stockton Town
- Wendover City
- Weber County
- Harrisville City
- Huntsville Town
- Marriott-Slaterville City
- North Ogden City
- Plain City
- Roy City
- Uintah City
- Washington Terrace 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 2016, eight public hearings

were held throughout the region 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 in the legal section of 3 local newspapers. The Ogden Standard Examiner, Tooele Transcript Bulletin, and the Morgan County News noticed the public comment period seeking input and participation. The thirty-day public comment period began February 4, 2017 and ran through March 8, 2017. No comments were received from the public during the 30-day comment period.

Copies of the Consolidated Plan are available through each city, county, WFRC, select service 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, local newspaper notices, 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

The Wasatch Front Region expects to provide affordable housing assistance to the following:

- Tooele County Children’s Justice Center
 - For neglected and abused children
 - Such children are deemed a target LMI group

Allocation Priorities

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

The Region will consider capital improvement, housing, public safety, economic development, slum and blight removal, ADA, and other such projects for the benefit of the citizenry that fall within the CDBG guidelines.

The following organizations are targeted to receive funding in 2017:

- Tooele County*
- Uintah City
- Washington Terrace City
- Weber County
- Huntsville Town*
- South Ogden City*
- Wasatch Front Regional Council

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

- Water line upgrades
- Firefighter protection equipment

- Affordable housing
- Street, curb, gutter, sidewalk, water and sewer line upgrades
- Planning and administration

The individual project requests as found in the respective Capital Investment Project lists are summarized in Appendix A.

Expected Resources

Annual Allocation, Program Income, Prior Year Resources, Total

2016 Allocation	Program Income	Re-Allocated Funds	Total
\$1,000,000 (Est.)	\$0	\$0	\$1,000,000 (Est.)

Narrative Description of the funds

The Wasatch Front Region received a total of \$1,000,000 for the 2017 program year. The base 2017 allocation was \$1,000,000. Zero dollars were received in program income. Zero dollars were received in re-allocated funds. Of the 13 new requests, 8 were fully funded, 0 were partially funded, and 5 were not funded at all.

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 2017, of the projects that were funded, 5 provided additional local funding. The total project cost of all funded projects was \$4,594,040. The CDBG request for these projects was \$3,274,100 including three projects that spanned two years with a total match of \$1,908,720. This is a 71% match rate (principally from municipal general funds). The Grantee Names with an "*" in the grantee list above are the projects that have secured matching funds.

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.

1st Step – Identify Regional Priorities

Regional priorities are identified based on local goals and objectives. Since 2012, the region's priorities are #1 Housing for low income persons, #2 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.

2nd Step – 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.

3rd Step – Rate and Rank Projects

Projects are then ranked using a set of criteria called [Rating and Ranking 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 (RRC) 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 application manuals or other materials describing the application criteria?

Contact Sam Klemm at the Wasatch Front Regional Council using the contact information provided on page 1 or view the following webpage: www.wfrc.org.

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.wfrc.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 grantees.

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.

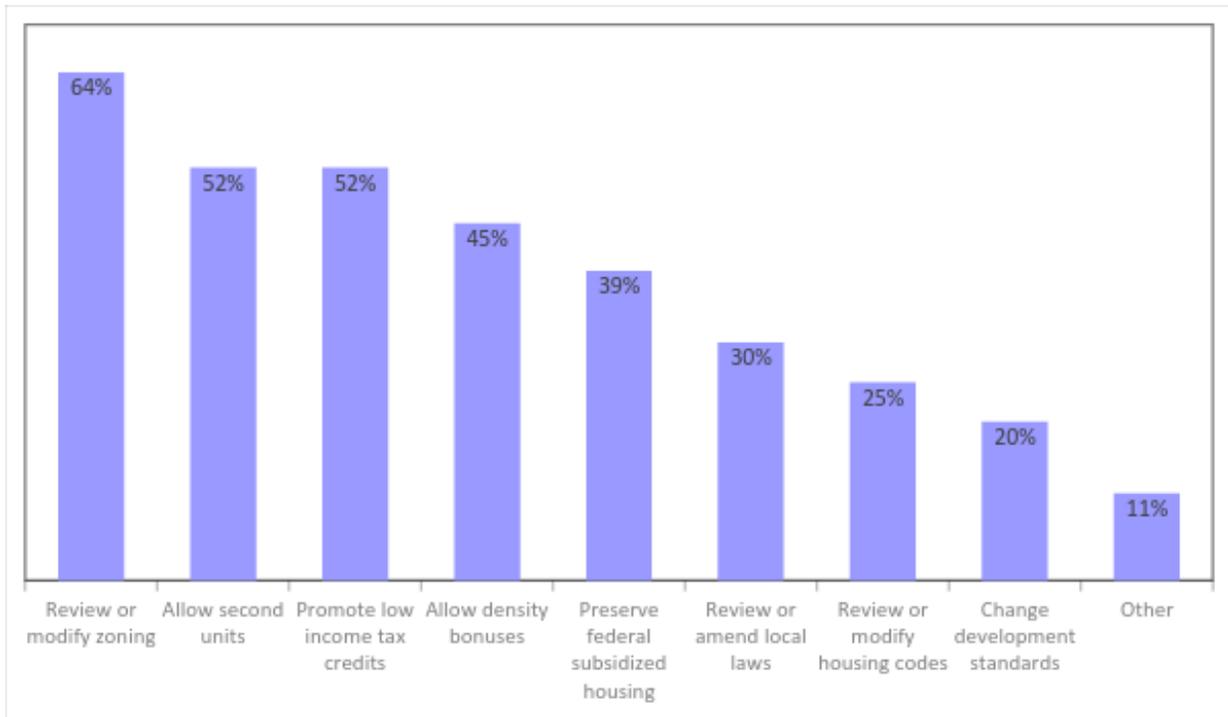
Actions to encourage public housing residents to become more involved in management and participate in homeownership

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.

Table 1. Activities to Promote Fair and Affordable Housing



* Other from Table 1 previous page - some communities recommend the elimination or modification of the Good Neighbor Program as it places an unfair burden on neighboring communities. Some jurisdictions would like to see more support offered on a county level. Others would like to see the availability of RDA housing assistance.

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 department 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):

1. Has your housing plan been updated within the last two-years (as required by state law)?
2. Does your housing plan provide estimates of the projected housing needs for low income housing with a five-year outlook (or longer)?
3. Are housing types and densities considered?
4. Do your zoning ordinances allow for various types of housing, including townhomes, manufactured homes, PUDS, duplexes, etc.?
5. Do your ordinances set minimum building size stipulations?
6. 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.

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 2017, 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, Also, the Utah State Legislature dedicated \$10 million in funding for low income housing projects. In past years this funding line item had been approximately \$2.5 million. These additional funds combined with federal incentives should make a sizable difference in the availability of low income housing over the next few years.

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
*Tooele County	Children's Justice Center	Children's Justice Center	Public Safety	Serve the public safety needs of a presumed beneficiary LMI group
Weber County	Weber County Housing Authority	Emergency Rental Support	Low Income Housing	Lack of affordable housing for LMI persons
Uintah City	n/a	Firefighter equipment	Public Safety	Firefighters will have needed equipment
*Washington Terrace	n/a	Sewer Line	Public Infrastructure in LMI areas	Residents will have a modern, functional sanitary sewer
Weber County	Weber Housing Authority	Emergency Rental Assistance	LMI housing	Prevent homelessness
Weber County	Weber Housing Authority	Down Payment Assistance	Targets a group that is 100% LMI	Provide safe, decent, permanent housing
*Huntsville City	n/a	Main waterline replacement	Targets a community where a majority of residents are LMI	Adequate water service
*South Ogden City	n/a	LMI neighborhood waterline replacement	Targets a community where a majority of residents are LMI	Adequate water service
<i>*Project has secured matching funds</i>				