



*Utah Small Cities Community Development Block Grant (CDBG) Program*

# 2020-2025 CONSOLIDATED PLAN

## 2022 Annual Action Plan

**MORGAN COUNTY**

**TOOELE COUNTY**

**WEBER COUNTY**

For July 1, 2022 - June 30, 2023

Wasatch Front Regional Council | 41 North Rio Grande Street, Suite 103, Salt Lake City, UT 84101 |

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## Executive Summary

The 2022 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 2022 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 2022 population based on Wasatch Front Regional Council projection population data.

<b>Eligible Jurisdictions within the Wasatch Front Region's CDBG Small Cities Program 2022 Wasatch Front Regional Council Population Projections</b>	
<b>Morgan County</b>	<b>13,909</b>
Morgan City	5,655
Unincorporated County	8,254
<b>Tooele County</b>	<b>87,002</b>
Grantsville City	14,056
Rush Valley Town	497
Stockton Town	782
Tooele City	47,078
Vernon Town	263
Wendover City	1,660
Unincorporated County	22,666
<b>Weber County (excluding Ogden City, ineligible)</b>	<b>170,120</b>
Farr West City	7,152
Harrisville City	6,783
Hooper City	9,780
Huntsville Town	684
Marriott-Slaterville City	2,567
North Ogden City	18,707
Plain City	7,462
Pleasant View City	10,762
Riverdale City	10,844
Roy City	38,537
South Ogden City	20,412
Uintah Town	1,233
Washington Terrace City	8,991
West Haven City	18,715
Unincorporated County	7,491

## Consultation and Outreach

As the CDBG Program administrator for Morgan, Tooele and Weber Counties, the Wasatch Front Regional Council (WFRC) sought involvement from other organizations on the development of the 5 Year Consolidated Plan update which informs the 2022 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](http://www.wfrc.org). There was a 30-day public comment period before the draft was finalized, and no public 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](mailto: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
- Tooele County
- Weber County
- Washington Terrace
  
- Morgan City
- Vernon Town
- 
- South Ogden
- Huntsville Town
- Roy
- Marriott-Slaterville
- Tooele City
- Wendover City

## 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 2021 and early 2022, six 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](http://www.Utah.gov/pmn) noticing the public comment period seeking input and

participation. The 30-day public comment period began February 5, 2020 and ended March 7, 2020. A public comment open house notice was also published for February 18, 2020 held at the Wasatch Front Regional Council at 41 North Rio Grande Street, Salt Lake City Utah, 84101 at 4 pm.

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.

The 2022 Annual Action Plan was noticed for a 30-day public comment on January 26, 2022 as well as notice for a public open house to take place via Zoom on February 8<sup>th</sup> at 4 pm.

## Goals & Objectives

The Wasatch Front Region may provide capital infrastructure improvements or assistance to the following:

- Tooele City
- City of Washington Terrace
- Uintah City
- Tooele Housing Authority
- Weber Housing Authority

Goal Outcome Indicator	Quantity	Unit of Measurement
Public facility or infrastructure activity other than low/moderate income housing benefit	11,212	Persons Assisted
Public facility or infrastructure activities for low/moderate income housing benefit	52	Households Assisted
Public service activities other than low/moderate income housing benefit	0	Persons Assisted
Rental units rehabilitated	0	Household Housing Unit
Homeowner housing rehabilitated	0	Household Housing Unit
Direct financial assistance to homebuyers	50	Households Assisted
Homelessness prevention	0	Persons Assisted

Buildings demolished	0	Buildings
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## Allocation Priorities

The Region will consider capital improvement, homebuyer assistance, and other such projects for the benefit of the citizenry that fall within the CDBG guidelines.

The following organizations could receive funding in 2021:

- Uintah CityWeber County
- City of Washington Terrace
- Wendover City
- Tooele City
- Tooele County

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

- Waterline Replacement
- Water Meter and Vault Upgrades
- Fire Department Equipment
- Sewer Infrastructure
- Homebuyer Assistance
- Land Acquisition

See Appendix A for a more detailed project list.

## Expected Resources

*Annual Allocation, Program Income, Prior Year Resources, Total*

2020 Allocation	Program Income	Re-Allocated Funds	Total
\$978,712	\$0	\$0	\$978,712

*Narrative Description of the funds*

The Wasatch Front Region will receive an estimated total of \$978,712 for the 2021 program year. The base 2022 allocation was \$978,712. Zero dollars were received in program income. Zero dollars were received in re-allocated funds. Of the 8 new requests, 6 are anticipated to be fully funded, 1 will be partially funded, and 1 will not be 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 2022, of the projects that may be funded, 4 would provide additional local funding. The total project cost of all 2022 applications was \$4,565,997.

## Method of Distribution

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 6 additional points. Community infrastructure projects that maintain, preserve, or update the jurisdiction's water or sewer systems, or other capital infrastructure for LMI persons will receive 5 additional points.

### 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. 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@wfrc.org](mailto:christy@wfrc.org). Visit our website at [www.wfrc.org](http://www.wfrc.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 flyer 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 WFRRC website, [www.wfrc.org](http://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 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. No entity shall receive more than \$250,000 in a single funding cycle, regardless of number of applications.

*Anticipated outcomes as a result of the distribution formula*

The Consolidated Plan goes through a strategic planning process geared toward housing, homelessness, community service, and community infrastructure, 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*

In the 2019 Legislative Session, the Utah Legislature passed an “Affordable Housing Modifications” bill, Senate Bill 34, which encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation as well as chose three to four “menu” options of strategies to pursue in order to further Moderate-Income Housing goals. These plans must be reported annually to the Department of Workforce Services, which also administers CDBG to the AOGs. For more information on S.B. 34 visit [www.wfrc.org/public-involvement/governmental-affairs/](http://www.wfrc.org/public-involvement/governmental-affairs/)

The menu items from the bill are:

- (A) rezone for densities necessary to assure the production of MIH
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- (G) encourage higher density or moderate income residential development near major transit investment corridors
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities



- (I) allow for single room occupancy developments
- (J) implement zoning incentives for low to moderate income units in new developments
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- (L) preserve existing MIH
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- (N) participate in a community land trust program for low or MIH
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

*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 opportunities 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 2050 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**

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

## Other

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

In 2022, 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 reference pages 7 and 8 regarding S.B. 34.

## APPENDIX A

### WFRC Capital Improvement Project List

*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	Fire Department Equipment	Ensures public safety in LMI area	Public Safety
Washington Terrace*	n/a	Water Meter Infrastructure	Public Infrastructure in LMI area	LMI Services
Wendover City	n/a	Pilot Peak Waterline Replacement	Public Infrastructure in LMI area	Adequate Water Service
Uintah City	n/a	Water Meter Vault Replacement	Public Infrastructure in LMI area	Adequate Water Service
Tooele City	Tooele Housing Authority	Homebuyer Assistance	LMI Housing Needs	LMI Housing
Tooele City*	n/a	Water/Sewer Improvements	Public Infrastructure in LMI Area	Adequate Water Service
Weber County*	Weber County Housing Authority	Acquisition	Low Income Housing	LMI Housing
<i>*Project has secured matching funds</i>				