



WASATCH FRONT REGIONAL COUNCIL

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

# 2025-2030 CONSOLIDATED PLAN

## 2025 Annual Action Plan

**MORGAN COUNTY**

**TOOELE COUNTY**

**WEBER COUNTY**

For July 1, 2025 - June 30, 2026

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

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## Executive Summary

The 2025 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 2025 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 2023 population (most recent data available) based on Wasatch Front Regional Council projection population data.

<b>Eligible Jurisdictions within the Wasatch Front Region’s CDBG Small Cities Program 2023 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>79,069</b>
Erda	3,382
Grantsville City	14,474
Lake Point	2,599
Rush Valley Town	497
Stockton Town	797
Tooele City	48,075
Vernon Town	261
Wendover City	1,690
Unincorporated County	17,372
<b>Weber County (excluding Ogden City, ineligible)</b>	<b>175,365</b>
Farr West City	7,185
Harrisville City	6,898
Hooper City	10,123
Huntsville Town	688
Marriott-Slaterville City	2,739
North Ogden City	18,941
Plain City	7,776
Pleasant View City	10,946
Riverdale City	11,254
Roy City	38,725
South Ogden City	20,634
Uintah Town	1,249
Washington Terrace City	9,003
West Haven City	19,199

## 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 2025 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
- Harrisville
- Huntsville Town
- Roy
- Marriott-Slaterville
- Tooele City
- Wendover City
- West Haven
- Riverdale
- Erda
- Switchpoint
- Stockton
- Lake Point
- Farr West
- Grantsville
- North Ogden
- North Tooele Fire District

## 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 2024 and early 2025, 5 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 January 28, 2025 and ended February 28, 2025. A public comment open house notice was also published for February 18, 2025 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 2025 Annual Action Plan was noticed for a 30-day public comment on January 28, 2025. A public comment open house notice was also published for February 18, 2025 held at the Wasatch Front Regional Council at 41 North Rio Grande Street, Salt Lake City Utah, 84101 at 4 pm.

No public comments were received.

## Goals & Objectives

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

- Marriott-Slaterville
- City of Washington Terrace
- Vernon Town
- Grantsville
- Wendover

Goal Outcome Indicator	Quantity	Unit of Measurement
Public facility or infrastructure activity other than low/moderate income housing benefit	1,925	Persons Assisted
Public facility or infrastructure activities for low/moderate income housing benefit		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	0	Households Assisted
Homelessness prevention	0	Persons Assisted
Buildings demolished	0	Buildings

### Allocation Priorities

The Region will consider capital improvement projects for the benefit of the citizenry that fall within the CDBG guidelines.

The following organizations could receive funding in 2025:

- Marriott-Slaterville
- City of Washington Terrace
- Vernon Town
- Wendover
- Tooele County
- Grantsville

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

- Sewer and Secondary Water Upgrades
- Park Improvements
- Road Installation
- 

See Appendix A for a more detailed project list.

### Expected Resources

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

2025 Allocation	Program Income	Re-Allocated Funds	Total
\$1,000,000	\$0	\$0	\$1,000,000

*Narrative Description of the funds*

The Wasatch Front Region will receive an estimated total of \$\$1,000,000 for the 2025 program year. The base 2025 allocation was \$1,000,000. Zero dollars were received in program income. Zero dollars were received in re-allocated funds. Of the 5 new requests, 4 are anticipated to be fully funded, 1 will be partially funded, and 0 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 2025, of the projects that may be funded, 2 would provide additional local funding. The total project cost of all 2025 applications to potentially be funded, was \$1,035,000.

## 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. The notice is also posted on the Utah Public Meeting Notice website. Additionally, CDBG program information is available on the WFRC 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 of an official award letter. 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 (unless an applicant has not received funding in the last 5 years at which point they are able to be awarded \$500,000 in the first year and \$200,000 the second year). 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 \$350,000.

Community infrastructure projects include (but are not limited to): water, sewer, street, sidewalk, curb, and gutter. No entity shall receive more than \$350,000 in a single funding cycle, regardless of number of applications, unless they have not received funding in the last 5 years at which point they are eligible for up to \$500,000.

*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. This menu was updated in H.B. 462. 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 facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;



- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (S) create a program to transfer development rights for moderate income housing;
- (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

- (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;

#### *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*

The Regional Council is actively fostering smart growth policies to its member cities which include higher density transit-oriented developments based on the center's 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, though resistance in some communities is still strong. The challenge now is to make a share of those high-density units available for low to moderate income persons.

Also reference pages 7 and 8 regarding S.B. 34/H.B. 462.

## 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	Park Improvements	Public Infrastructure in LMI area	Capital Infrastructure in LMI area
Washington Terrace*	n/a	Sidewalk Construction	Public Infrastructure in LMI area	Capital Infrastructure in LMI Area
Grantsville	n/a	Waterline Replacement	Public Utility Infrastructure in LMI area	Capital Infrastructure in LMI Area
Vernon Town	n/a	Road Improvements	Public Infrastructure in LMI Area	Capital Infrastructure in LMI Area
Marriott-Slaterville	n/a	Park Improvements	Public Infrastructure in LMI Area	Capital Infrastructure in LMI Area
<i>*Project has secured matching funds</i>				

# 5 Year Consolidated Plan

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July 1 2025 – June 30, 2030



MORGAN COUNTY | TOOELE COUNTY | WEBER COUNTY

**Wasatch Front Regional Council**  
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## Executive Summary

*This section summarizes the priorities, goals, and desired outcomes identified in this plan, as well as an evaluation of past performance, summary from citizen participation, and any public comments received/considered*

### Summary of Objectives and Outcomes

Based on input from the Regional Review Committee (RRC) and prior community participation the following needs have been identified as high priority needs and therefore the region would like to consider projects and activities during the 2025 – 2030 years that can help alleviate these needs.

#### Low to Moderate Income (LMI) Housing Activities

1. Renter/Homeownership assistance
2. Housing rehab programs

#### Public Utility Infrastructure

1. Water
2. Sewer
3. Sidewalks

#### Public Service Activities

1. Senior services
2. Handicapped services
3. Youth services

#### Community Facilities or Removal of ADA Barriers

1. ADA access
2. Parks
3. Child care center

#### Public Health and Safety Equipment

1. Fire trucks
2. Safety equipment

### Evaluation of Past Performance

Over the years, the program has successfully funded and furthered priorities, strategies, and objectives that met the region's goals and objectives. The Wasatch Front Region identified our regional priorities or goals as: Public Utility Infrastructure and LMI Housing activities. These goals are based on the

greatest or most pressing needs that exist throughout the region. Between the years of 2020 and 2024, the majority of projects that have been funded in the Wasatch Front region are public infrastructure projects, with the majority of those projects being water/sewer infrastructure. Other projects include community facilities, LMI housing activities, public service activities, and public health and safety equipment. (Table 1)

The majority of the funding requests between 2020 and 2024 have followed the actual funding outcomes. The allocation of funds awarded to each regional priority correlates with the asks for each of the priorities. (Table 2)

Table 1. CDBG Funding Outcomes 2020-2024

Regional Priorities	LMI Housing Activities	Public Utility Infrastructure	Public Service Activities	Community Facilities or Removal of ADA Barriers	Public Health and Safety Equipment
5 YR AVG	4%	67%	5%	20%	3%
2020		\$ 946,547			
2021		\$ 500,000		\$ 464,787	
2022	\$ 200,000	\$ 504,879		\$ 200,000	\$ 83,605
2023		\$ 564,814	\$ 149,908		\$ 57,838
2024		\$ 500,000	\$ 60,000	\$ 248,998	

Table 2. CDBG Funding Requests 2020-2024

Regional Priorities	LMI Housing Activities	Public Utility Infrastructure	Public Service Activities	Community Facilities or Removal of ADA Barriers	Public Health and Safety Equipment
5 YR AVG	14%	64%	3%	18%	2%
2020	\$ 250,000	\$ 946,547			
2021	\$ 250,000	\$ 722,827		\$ 664,787	
2022	\$ 450,000	\$ 737,394		\$ 200,000	\$ 83,605
2023		\$ 1,214,814	\$ 149,908		\$ 57,838
2024		\$ 800,000	\$ 60,000	\$ 367,041	

## Grantee Overview 2020 – 2024

The following tables list each of the Region’s CDBG recipients, a brief description of their project, and project costs from 2020 to 2024.

Table 3. 2020 CDBG Grantees

2020			
Applicant	Project Description	Total Project Cost	CDBG Allocation
Marriott-Slaterville (2019 multi-year award)	Curb, Gutter Sidewalk Replacement	\$ 400,000	\$ 76,848
Washington Terrace	Water Tank and Line Upgrades	\$ 384,725	\$ 236,606
Wendover	Pilot Peak Water Line Replacement	\$ 250,000	\$ 250,000
South Ogden	Water Line Replacement/Road Repair	\$ 919,846	\$ 204,600
Uintah City	Waterline Replacement	\$ 293,624	\$ 250,000
<b>Total:</b>		\$ 2,248,195	\$ 1,018,054

Table 4. 2021 CDBG Grantees

2021			
Applicant	Project Description	Total Project Cost	CDBG Allocation
Washington Terrace	Water Valve Replacement	\$ 406,500	\$ 250,000
Wendover	Pilot Peak Water Line Replacement	\$ 250,000	\$ 250,000
Huntsville	Community Center Construction	\$ 1,309,290	\$ 200,000
Tooele County	Road Installation in Terra	\$ 399,484	\$ 250,000
<b>Total:</b>		\$ 2,365,274	\$ 950,000

Table 5. 2022 CDBG Grantees

2022			
Applicant	Project Description	Total Project Cost	CDBG Allocation
Huntsville (2021 Multi Year Award)	Community Center Construction	\$ 1,309,290	\$ 200,000
Washington Terrace	Advanced Metering Infrastructure	\$ 270,033	\$ 166,070
Wendover	Pilot Peak Water Line Replacement	\$ 250,000	\$ 250,000
Tooele City/Tooele Housing Authority	Home Buyer Assistance	\$ 200,000	\$ 200,000
Washington Terrace	Fire Equipment	\$ 135,944	\$ 83,605
Uintah City	Meter Vault Replacement	96108	88809
<b>Total:</b>		\$ 2,261,375	\$ 988,484

Table 6. 2023 CDBG Grantees

2023			
Applicant	Project Description	Total Project Cost	CDBG Allocation
Washington Terrace	Advanced Metering Infrastructure	\$ 267,990	\$ 164,814
Washington Terrace	Fire Equipment Purchase	\$ 94,044	\$ 57,838
Tooele City	Sewer Improvements	\$ 400,000	\$ 400,000
Tooele County/Boys and Girls Club	Building Modifications	\$ 149,908	\$ 149,908
<b>Total:</b>		\$ 911,942	\$ 772,560

Table 7. 2024 CDBG Grantees

2024			
Applicant	Project Description	Total Project Cost	CDBG Allocation
Washington Terrace	Rohmer Park Improvements	\$ 404,875	\$ 248,998
Wendover	Pilot Peak Water Line Replacement	\$ 300,000	\$ 300,000
Marriott-Slaterville	Sewer/Water Line Installation	\$ 827,620	\$ 200,000
Tooele County/SwitchPoint	Vehicle Purchase	\$ 60,000	\$ 60,000
<b>Total:</b>		\$ 1,592,495	\$ 808,998

## Outreach

### Consultation

The Wasatch Front Regional Council encourages feedback and participation in the development of the Consolidated Plan. We sought feedback and involvement from other organizations and the public on the five year Consolidated Plan through email notification to every eligible entity in the region and an announcements on our website, [www.wfrc.org](http://www.wfrc.org). We also sought feedback by hosting a public open house, and advertising a 30 day public comment period both on the WFRC website, and the Public Meeting Notice website, [www.utah.gov/pmn](http://www.utah.gov/pmn). The public comment period was open from XXXXX, 2025 until XXXXXXX, 2025 and a public open house was held on XXXXX 2025 at 41 North Rio Grande Street, Suite 103, Salt Lake City, UT 84101 at XX p.m. The public comment period and public open house were advertised on the WFRC website and the Utah Public Meeting Notice website. No one was in attendance and no comments were received.

City and county representatives were encouraged to offer input. There are 27 local governments that can participate in the Small Cities CDBG Program in the Wasatch Front Region and most of them plan an active role. The entities that participated in CDBG in the last five years are listed below. However, there are a few that remain elusive. The reasons for this lack of participation vary, but we have received feedback that federal grants are too complicated, or they do not have the staff capacity to apply.

Of the communities invited to participate in the CDBG program the following organizations participated:

- Washington Terrace
- Weber County
- Stockton Town
- Morgan City
- Vernon Town
- Pleasant View
- Riverdale
- South Ogden
- Huntsville Town
- Roy
- Marriott-Slaterville
- Tooele County
- Grantsville
- North Ogden
- Lake Point
- Uintah City
- Wendover
- Tooele City

### **Citizen Participation**

Public outreach efforts began with the region’s How to Apply Workshop which was held at the Wasatch Front Regional Council office on October 15, 2024 at 3:00 p.m.. A variety of local government representatives and service providers were invited to attend via email flyer and the workshop was posted on the Utah Public Meeting Notice website, [www.Utah.gov/pmn](http://www.Utah.gov/pmn). Additionally, the flyer noticing the workshop was posted on the WFRC website, [www.wfrc.org](http://www.wfrc.org) allowing for any interested person to attend (refer to Figure 1).

Figure 1. How to Apply Workshop Public Notice

utah.gov PUBLIC NOTICE WEBSITE  
DIVISION OF ARCHIVES AND RECORDS SERVICE

Wasatch Front Regional Council CDBG Regional Review Committee CDBG Notice: How to Apply Workshop

## CDBG Notice: How to Apply Workshop

[SUBSCRIBE TO PUBLIC BODY](#)

### General Information

Government Type:  
Associations of Government

Entity:  
Wasatch Front Regional Council

Entity Website:  
<http://www.wfrc.org>

Public Body:  
[CDBG Regional Review Committee](#)

### Notice Information

[Add Notice to Calendar](#)

Notice Title:  
CDBG Notice: How to Apply Workshop

Notice Subject(s):  
Business

Notice Type(s):  
Notice, Meeting

Event Start Date & Time:  
October 15, 2024 03:00 PM

Event End Date & Time:  
October 15, 2024 04:30 PM

Description/Agenda:  
This meeting will be held at the WFRC Office at 41 N Rio Grande St, Suite 103, Salt Lake City, UT 84101  
RSVP by October 10, 2024  
Special service districts, housing authorities and non-profits are eligible to apply for funding, but must be sponsored by a city or county. A representative of the applicant and sponsor MUST attend this workshop. Please contact Christy Dahlberg regarding this requirement.  
This program serves communities in Morgan, Tooele, and Weber Counties (excluding Ogden City).  
During this workshop, we will review the Community Development Block Grant (CDBG) program, including project eligibility and application policies and requirements. To learn more about CDBG, visit [wfrc.org/cdbg](http://wfrc.org/cdbg)

Notice of Special Accommodations (ADA):  
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify WFRC at 801-363-4250 if special assistance is needed during the meeting.

Notice of Electronic or Telephone Participation:  
Join Zoom Meeting <https://us02web.zoom.us/j/84205649374?pwd=WGxRElhnbnRzZjZlODNshBQgVD4BCW.1> Meeting ID: 842 0564 9374 Passcode: 748404 One tap mobile +13462487799;84205649374#...\*748404#

Other Information:  
RSVP to [christy@wfrc.org](mailto:christy@wfrc.org) by October 10, 2024

Figure 2. Flyer Noticing the Region's How to Apply Workshop



Each applicant holds a public hearing in order to inform and receive feedback from the general public on potential CDBG projects. There are on average 6 public hearings held throughout the region seeking public input each year. WFRC has record of these public hearings and minutes from the hearings that detail the comments and responses made. The public hearings are noticed in local newspapers and via the Public Notice Website, and published at least 7 days prior to the public hearing date. The hearings are held in public places and at times that are usually best for the most public participation. Local elected officials, in addition to staff, attend the hearings.

Feedback and involvement on the Consolidated Plan was sought from the public through email notification and announcements on our website, [www.wfr.org](http://www.wfr.org). Additionally, the public was notified of the Consolidated Plan update through a public notice published on the Public Notice website XXX, 2025 (refer to Figure 3). The thirty-day public comment period began on XXX, 2025 and ended on XXX, 2025. No comments were received.



Information is available on WFRC’s website or at our offices. Such information includes the amount of CDBG funding that is expected, a history of past funding, and our Policies and Procedures and Rating and Ranking Criteria. Copies of the Consolidated Plan were made available through city, county, WFRC, and the Department of Workforce Services. WFRC is happy to distribute a copy of the Consolidated Plan to anyone who makes a request. The public is encouraged to participate in the planning process via WFRC website, capital investment plans, and via email or telephone.

Figure 3. Public Open House/Comment Period Notice REPLACE!

**UTAH PUBLIC NOTICE WEBSITE**

Welcome to the Utah Public Notice Website: Your central source for all public notice information in Utah

**Wasatch Front Regional Council: CDBG Regional Review Committee** Search again

**Entity:** Wasatch Front Regional Council

**Body:** [CDBG Regional Review Committee](#)

**Subject:** Business

**Notice Title:** 2020-2025 Consolidated Plan Update and 2020 Annual Action Update Open House

**Notice Type:** Notice

**Event Start Date & Time:** February 18, 2020 04:00 PM

**Event End Date & Time:** February 18, 2020 05:00 PM

**Description/Agenda:**

Notice is hereby given that Wasatch Front Regional Council will hold a Public Hearing on February 18, 2020, at 4 PM located at 41 North Rio Grande Street, Suite 103, Salt Lake City Utah, 84101 to take comments on the 2020-2025 Consolidated Plan and 2020 Annual Action Plan, both of which can be reviewed below and at [www.wfrc.org](http://www.wfrc.org).

Public comments will be accepted from February 5th -March 7th, 2019. To comment please contact Christy Dahlberg at 801-363-4250 ext. 5005 or by email at [christy@wfrc.org](mailto:christy@wfrc.org). In compliance with the Disability Act, individuals wishing to attend this meeting and who require special accommodations should contact Christy at least three (3) working days prior to the meeting.

**Notice of Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify WFRC at 801-363-4250 if special assistance is needed during the meeting.

**Notice of Electronic or telephone participation:**

No electronic or telephonic participation is available for the meeting

**Other Information**

This notice was posted on: February 05, 2020 09:32 AM  
 This notice was last edited on: February 05, 2020 09:36 AM

**Board/Committee Contacts**

Member	Email	Phone
Christy Dahlberg	<a href="mailto:christy@wfrc.org">christy@wfrc.org</a>	(801)363-4250

**Meeting Location:**  
 41 North Rio Grande Street  
 Suite 103 Salt Lake City , 84101  
[Map this!](#)

**Contact Information:**  
 Mary Pratt  
[mpratt@wfrc.org](mailto:mpratt@wfrc.org) (801)363-4250

**Download Attachments:**

[2020 Annual Action Plan.pdf](#) Other  
Added: 2020/02/05 09:35 AM

[5 Year Consolidated Plan DRAFT.pdf](#)  
 Other  
Added: 2020/02/05 09:32 AM

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# Needs Assessment

## Demographics

Table 7. Population Projections

Population Projections			
Geography	Current (2025)	2030	Percent Change
<b>Morgan County</b>	15,613	18,131	16%
Morgan City	6,483	7,736	19%
Unincorporated	9,130	10,404	14%
<b>Tooele County</b>	93,259	105,554	13%
Grantsville	15,316	17,728	16%
Lake Point	2,599		
Ophir	49	56	14%
Rush Valley	496	496	0%
Stockton	829	916	11%
Tooele City	50,058	55,564	11%
Vernon Town	258	250	-3%
Wendover	1,750	1,915	9%
Unincorporated	24,503	28,711	17%
<b>Weber County (excluding Odgen City)</b>	178,113	193,586	9%
Farr West City	7,253	7,481	3%
Harrisville City	7,150	7,773	9%
Hooper City	10,816	12,823	19%
Huntsville Town	702	739	5%
Marriott-Slaterville City	3,065	4,241	38%
North Ogden City	19,429	20,921	8%
Plain City	8,335	10,289	23%
Pleasant View City	11,290	12,306	9%
Riverdale City	11,759	13,854	18%
Roy City	38,993	39,955	2%
South Ogden City	20,977	21,991	5%
Uintah Town	1,259	1,311	4%
Washington Terrace City	9,000	9,070	1%
West Haven City	20,281	23,258	15%
Unincorporated	7,804	8,412	8%

*Population projections based on percent change over the previous 5 years. \*Lake Point was incorporated in 2022 so no change has been recorded.*

Table 8. Income

	Number of Households	Median Income	Proportion of Low Income Persons	Proportion of Moderate Income Persons
<b>Morgan County</b>	3,505	\$ 126,092	4.30%	-
<b>Tooele County</b>	21,345	\$ 101,846	6.80%	-
<b>Weber County</b>	87,800	\$ 87,083	8.50%	-

*Source: census.gov. Weber County numbers include Ogden City though Ogden City is not included in WFRC's CDBG Small Cities Program.*

Table 9. Race and Ethnicity

Race and Ethnicity					
	White	Hispanic/Latino	Black or African American	American Indian	Native Hawaiian and Other Pacific Islander
<b>Morgan County</b>	97%	3%	0.4%	0.4%	0.2%
<b>Tooele County</b>	92%	16%	1.2%	1.4%	1.2%
<b>Weber County</b>	92%	19%	1.8%	1.4%	0.4%

*Source: census.gov. Weber County numbers include Ogden City though Ogden City is not included in WFRC's CDBG Small Cities Program.*

Table 10. Familial Status and Age

	Percent of Persons With a Disability (Under 65)	Median Age	Percent of Persons 65 Years and Over	Percent of Persons Age 1+ Living in Same House	Percent of Persons Age 5+, Language Other Than English Spoken at Home
<b>Morgan County</b>	5.6%	32.0%	12.8%	89.9%	4.3%
<b>Tooele County</b>	9.3%	31%	9.4%	90.7%	11.2%
<b>Weber County</b>	9.2%	32%	12.7%	88.6%	14.3%

*Source: census.gov. Weber County numbers include Ogden City though Ogden City is not included in WFRC's CDBG Small Cities Program.*

## Non-Housing Needs Assessment

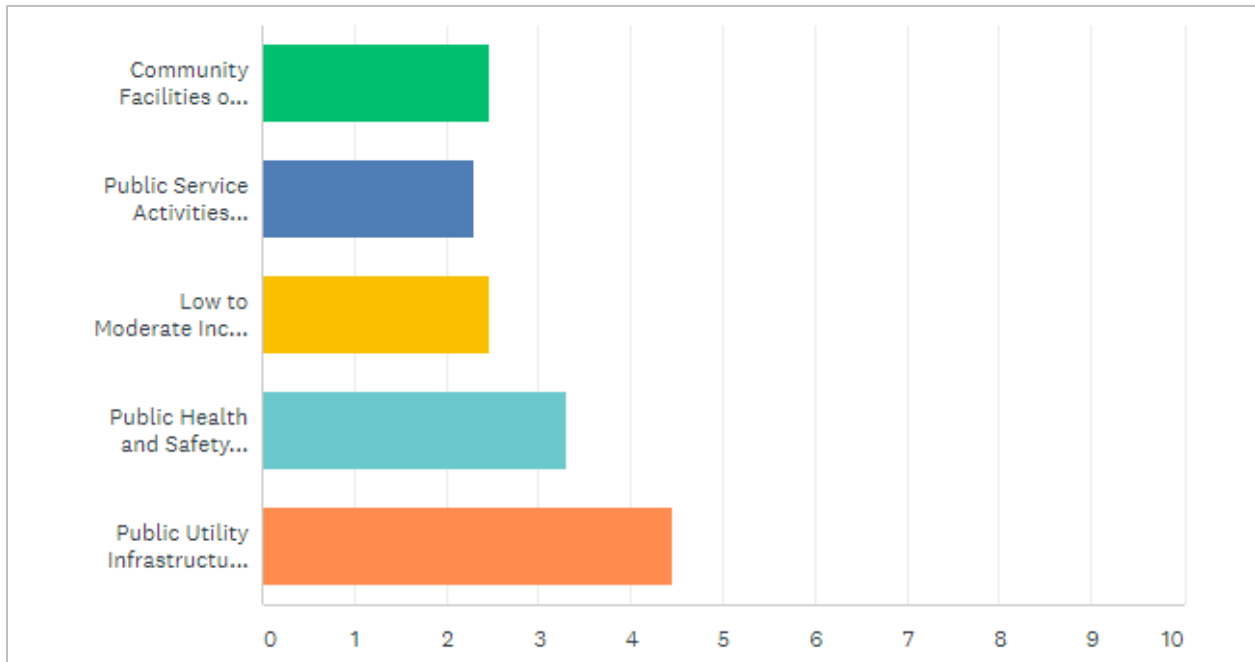
Based on participation through outreach and applications, the following non-housing needs exist in the region. Non-housing needs include:

- Childcare Services
- Senior Activities
- Youth Services
- ADA Improvements
- Disabled Centers and Special Needs Services
- Domestic Violence Centers and Services
- Homeless Shelters and Services
- Sidewalk, Curb, Gutter
- Street Improvements
- Water and Sewer Activities
- Safety Equipment
- Rehabilitation Centers

Based on applications received in the last five years the priorities are:

Figure 5. Regional Priorities

### Regional Priorities



From highest to lowest priority they are:

- 1) Public Utility Infrastructure
- 2) Public Health and Safety Equipment
- 3) Low to Moderate Income Housing Activities
- 4) Community Facilities or Removal of ADA Barriers
- 5) Public Service Activities

## Market Analysis

### Number of units

#### Types of properties

	Morgan County		Tooele County		Weber County	
Total Housing Units						
Property type	Number	Percent	Number	Percent	Number	Percent
1-unit detached structure	2,908	90%	21,246	82%	70,486	68%
1-unit, attached structure	137	4%	889	3%	6,236	6%
2-4 units	178	5%	1,347	6%	9,796	10%
5-19 units	0	0%	995	4%	5,338	5%
20 or more units	0	0%	161	1%	6,953	7%
Mobile Home, boat, RV, van, etc	13	<1%	1,147	4%	4,412	4%
<b>TOTAL</b>	<b>3,236</b>	<b>100%</b>	<b>25,785</b>	<b>100%</b>	<b>103,221</b>	<b>100%</b>

Source: data.census.gov ACS - updated numbers for Morgan County are not available

#### Size of units

	Morgan County		Tooele County		Weber County	
Unit Size by Tenure	Owners		Owners		Owners	
	Number	%	Number	%	Number	%
No bedroom	0	0%	76	<1%	255	<1%
1 bedroom	12	<1%	513	2%	739	1%
2 bedrooms	216	6%	1,891	9%	9,884	14%
3 or more bedrooms	3,206	93%	18,316	89%	62,006	85%
<b>TOTAL</b>	<b>3,434</b>	<b>100%</b>	<b>20,796</b>	<b>100%</b>	<b>72,884</b>	<b>100%</b>
	Renters		Renters		Renters	
Unit Size by Tenure	Number	%	Number	%	Number	%
No bedroom	0	0%	18	<1%	1,132	5%
1 bedroom	0	0%	443	11%	4,147	17%
2 bedrooms	128	33%	1,483	37%	9,092	37%
3 or more bedrooms	261	67%	2,056	51%	10,528	42%
<b>TOTAL</b>	<b>389</b>	<b>100%</b>	<b>4,000</b>	<b>100%</b>	<b>24,899</b>	<b>100%</b>

Source: city-data.com/county

#### Assessment

Does availability housing meet the needs of the population? Describe the need for specific types of housing.

Housing in Utah and in the Wasatch Front Region is experiencing a shortage in housing, driving up the prices for households of all incomes and limiting the availability for low income households.

According to Jim Wood at the Kem Gardner Policy Institute;

- Home sales are hot. In the past two and a half years, the typical “for sale” home sold in 25 days.
- Prices of “for sale” homes continue to climb at a brisk pace. Home prices along the Wasatch Front counties are up nearly 25 percent in three years, pushed up by demand running ahead of supply.
- The number of new listing of “for sale” homes have been disappointing. Sharply rising prices generally bring more sellers into the market and boosts the number of listings but listings have lagged well below demand limiting home buyer choices.
- Apartment vacancy rates are at the lowest level in decades despite the historic apartment boom. The boom has added 20,000 units statewide since 2012, a seven percent increase in the rental inventory but the rental market remains extremely tight.
- Apartment rents are increasing at five to eight percent annually in many markets and rents have topped \$2.00 a square foot in downtown Salt Lake City and Sugarhouse. To date, however, there has been very little market resistance to high rents.
- Home builders have virtually no unsold inventory and are producing at full capacity.
- The supply of new homes is held back, according to builders, by serious labor shortages, high land prices, and municipal zoning, fees and regulations.

### Cost of units

Cost, Rent, and Affordability				
		2017	2023	Percent Change
<b>Morgan County</b>	Median Home Value	\$ 359,300	\$ 600,900.00	67%
	Median Contract Rent	\$ 1,185	\$ 1,493.00	26%
<b>Tooele County</b>	Median Home Value	\$ 209,700	\$ 391,300.00	87%
	Median Contract Rent	\$ 900	\$ 1,134.00	26%
<b>Weber County</b>	Median Home Value	\$ 197,800	\$ 389,200.00	97%
	Median Contract Rent	\$ 851	\$ 1,269.00	49%

Source: [census.gov](https://www.census.gov)

Source: [data.census.gov](https://data.census.gov)

	Morgan County		Tooele County		Weber County	
	Number	Percent	Number	Percent	Number	Percent
Rent Paid						
Less than \$500	-	-	-	-	1,415	5.8%
\$500-999	-	-	-	-	4,106	16.8%
\$1,000-1,499	-	-	-	-	7,814	31.9%
\$1,500-1,999	-	-	-	-	6,174	25.2%
\$2,000 or more	-	-	-	-	4,952	20.3%
TOTAL	-	-	-	-	24,461	100%

Source: [data.census.gov](https://data.census.gov)

% of Units affordable to Households earning:	Renter	Owner
<b>Morgan County</b>		
30% HAMFI	65	30
50% HAMFI	60	185
80% HAMFI	100	555
100% HAMFI	80	200
TOTAL	305	970

Tooele County		
30% HAMFI	460	925
50% HAMFI	730	1,135
80% HAMFI	915	3,285
100% HAMFI	405	2,105
TOTAL	2,510	7,450
Weber County		
30% HAMFI	5,270	3,810
50% HAMFI	4,735	5,920
80% HAMFI	5,535	12,565
100% HAMFI	3,530	9,220
TOTAL	19,070	31,515

Source: HUDuser.gov CHAS Query Tool

**Assessment**

*This section will review whether there is sufficient housing for all households at all income levels, how affordability likely to change, and if more affordable housing needed.*

**Condition of Housing**

Conditions include lacking appropriate kitchen facilities, lacking appropriate plumbing, having more than one inhabitant per room, and cost burden greater than 30%.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Morgan County</b>				
Household has 1 of 4 housing problems with cost burden, 0-30% HAMFI	20	24%	20	24%
Household has 0 of 4 housing problems with cost burden, 0-30% HAMFI	19	23%	20	24%
Cost burden not available	45	54%	45	53%
TOTAL	84	100%	85	100%
Household has 1 of 4 housing problems with cost burden, 31-50% HAMFI	75	23%	25	42%
Household has 0 of 4 housing problems with cost burden, 31-50% HAMFI	45	14%	0	0%
Cost burden not available	110	33%	35	58%
TOTAL	330	100%	60	100%
<b>Tooele County</b>				
Household has 1 of 4 housing problems with cost burden, 0-30% HAMFI	660	42%	260	36%



Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Household has 0 of 4 housing problems with cost burden, 0-30% HAMFI	630	41%	260	36%
Cost burden not available	265	17%	200	28%
<b>TOTAL</b>	<b>1,555</b>	<b>100%</b>	<b>720</b>	<b>100%</b>
Household has 1 of 4 housing problems with cost burden, 31-50% HAMFI	660	48%	450	58%
Household has 0 of 4 housing problems with cost burden, 31-50% HAMFI	250	18%	40	5%
Cost burden not available	475	34%	280	36%
<b>TOTAL</b>	<b>1,385</b>	<b>100%</b>	<b>770</b>	<b>100%</b>
<b>Weber County</b>				
Household has 1 of 4 housing problems with cost burden, 0-30% HAMFI	2,770	31%	3,965	47%
Household has 0 of 4 housing problems with cost burden, 0-30% HAMFI	5,175	58%	3,105	37%
Cost burden not available	1,045	12%	1,305	16%
<b>TOTAL</b>	<b>8,990</b>	<b>100%</b>	<b>8,375</b>	<b>100%</b>
Household has 1 of 4 housing problems with cost burden, 31-50% HAMFI	3,130	44%	3,475	64%
Household has 0 of 4 housing problems with cost burden, 31-50% HAMFI	1,195	17%	735	13%
Cost burden not available	2,785	39%	1,255	23%
<b>TOTAL</b>	<b>7,110</b>	<b>100%</b>	<b>5,465</b>	<b>100%</b>

Source: HUDuser.gov CHAS Query Tool

Based on the table above, there are over 13,000 households with at least one of the following: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room and the cost burden is at least greater than 30% of the household's area median income.

The WFRC has not defined housing conditions or standards. We defer to those agencies that are more deeply involved in housing issues such as the housing authorities or the service providers that offer housing assistance in the region. The WFRC does not offer any type of housing assistance.

### Year built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Morgan County</b>				
2000 or later	1,305	46.9	65	12.4

1980-1999	628	22.6	220	41.9
1960-1979	603	21.7	141	26.9
Before 1960	245	8.9	99	18.9
TOTAL	2,781	100%	525	100%
<b>Tooele County</b>				
2000 or later	6,627	41.7	1,095	27.1
1980-1999	4,459	28.1	1,241	30.8
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1960-1979	2,597	16.4	868	21.5
Before 1960	2,185	13.8	829	20.6
TOTAL	15,868	100%	4,033	100%
<b>Weber County</b>				
2000 or later	14,945	25	4,460	19.7
1980-1999	16,712	28	5,378	23.7
1960-1979	13,431	22.5	6,120	27
Before 1960	14,671	24.6	6,700	29.5
TOTAL	59,759	100%	22,658	100%

Source: [data.census.gov](https://data.census.gov)

## Non-Housing Community Assets

### Business by sector

Business by Sector	Number of Workers			Share of Workers %		
	Morgan	Tooele	Weber	Morgan	Tooele	Weber
Agriculture, Mining, Oil & Gas Extraction	177	601	1,377	4%	2%	1%
Arts, Entertainment, Accommodations	275	2,228	7,967	6%	8%	7%
Construction	344	2,120	8,916	7%	7%	8%
Education and Health Care Services	878	5,283	23,038	19%	19%	20%
Finance, Insurance, and Real Estate	302	1,453	6,011	6%	5%	5%
Information	56	393	1,834	1%	1%	2%
Manufacturing	597	3,629	18,592	13%	13%	16%
Other Services	225	1,156	4,990	5%	4%	4%
Professional, Scientific, Management Services	649	2,787	11,103	14%	10%	10%
Public Administration	419	2,407	11,067	9%	8%	10%
Retail Trade	507	4,020	12,825	11%	14%	11%
Transportation & Warehousing	201	1,717	4,518	4%	6%	4%
Wholesale Trade	41	235	1,451	1%	1%	1%
Grand Total	4,701	28,406	115,146	100%	100%	100%

Source: [factfinder.census.gov](http://factfinder.census.gov)

Some of the largest industries in the region include healthcare and social assistance, manufacturing, and retail trade. These three industries have led “total employment” since 2001. The three smallest general industries since 2001 are mining, utilities, and agriculture / forestry / fishing / hunting, and wholesale trade.

### Labor Force/ Unemployment

	Morgan County	Tooele County	Weber County
Total population in labor force	4,865	30,476	121,422
Employed persons 16 yrs and over	4,701	28,406	115,146
Unemployment Rate	164	1,979	5,771
Unemployment rate ages 16-24	-	-	-
Unemployment rate ages 25-65	-	-	-

Source: [factfinder.census.gov](http://factfinder.census.gov)

### Travel time

Travel Time	Morgan County		Tooele County		Weber County	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than 30 minutes	-	-	-	-	153,758	84%
30-59 minutes	-	-	-	-	25,880	14%
60 or more minutes	-	-	-	-	3,556	2%
Total	-	-	-	-	183,194	100%

### Educational attainment (by age)

Educational attainment by employment status (population 25-64)			
Morgan County			
Educational attainment	In labor force		Not in labor force
	Employed	Unemployed	
Less than high school graduate	96	0	49
High school graduate (or equivalency)	553	51	182
Some college or associate’s degree	1,305	34	680
Bachelor’s degree or higher	1,756	9	269
Tooele County			
Educational attainment	In labor force		Not in labor force
	Employed	Unemployed	
Less than high school graduate	1,486	131	741
High school graduate (or equivalency)	6,574	336	2,133
Some college or associate’s degree	9,324	380	2,307

Bachelor's degree or higher	5,833	133	1,234
Weber County			
	In labor force		Not in labor force
Educational attainment	Employed	Unemployed	
Less than high school graduate	7,137	601	4,011
High school graduate (or equivalency)	25,931	1,480	8,601
Some college or associate's degree	33,986	1,160	9,646
Bachelor's degree or higher	24,780	406	4,214

Source: [factfinder.census.gov](https://factfinder.census.gov)

### Median Earnings

Educational attainment	Median earnings in the past 12 months		
	Morgan County	Tooele County	Weber County
Less than high school graduate	-	24,794	25,447
High school graduate (or equivalency)	38,086	38,044	31,002
Some college or associates degree	39,938	37,684	33,852
Bachelors degree or higher	53,418	53,379	47,031
Graduate or professional degree	92,684	65,417	63,265

Source: [factfinder.census.gov](https://factfinder.census.gov)

### Economy

One sign of our region's strong economy and overall economic resilience is the WFEDD region's average unemployment of three percent, which is consistent with the State of Utah and is lower than the national average of four percent. While overall unemployment is low for the region these averages can sometimes disguise unseen economic distress or local differences across the region. For example, Weber County is notably lacking in job growth per year when compared to Davis County and its similar demographics. The population versus employment rate provides a measure to compare the number of residents to the number of available jobs. Across the region there is projected to be one job available for every 1.4 people on average. However, this projected ratio is 2.6 in Morgan County and 3.0 in Tooele County, indicating a higher number of residential developments and fewer job opportunities per resident in the future. Davis County's ratio is 1.9 and Weber County's ratio is 1.7, which much more closely align with the region and indicates a projected average mix of jobs and residents. Watching the population versus employment ratio over time will provide a metric to base whether or not each county provides additional or fewer job opportunities for new residents over time.

### Industry

Major increases in construction, professional and technical, and administrative services jobs are expected between 2020-2050. Required land needs to support new under roof commercial development from job growth is significant, with ranges of roughly 175 to 350 acres per year, depending upon floor area ratios. The majority of this required land is anticipated to be met by western Salt Lake County, portions of Tooele County, and western and northern Davis and Weber Counties. In addition to land needed for the construction of buildings, there will be a significant parking demand in the future. If our region continues to develop in similar land use patterns with similar parking ratios for structures, there will be a need for approximately seven to eight square miles of land needed solely for parking in new job areas. The projected parking demand speaks to the need for integrated land use and transportation development, and for our region to continue providing a range of transportation options to both existing and projected job areas.

## **Education**

Education plays a vital role in economic development in Utah. The region's high school graduation rates are all above 90 percent of the total population aged 25 and older, with the highest being Morgan County at 97.2 percent and the lowest being Weber County at 90.1 percent. These figures are higher than the national average of 87.3 percent, and indicate that early and high school education are priorities for our region's population. The population aged 25 years and older with a bachelor's degree or higher ranges from 24 percent in Weber County up to 40 percent in Morgan County. This spread splits the difference of the national average of 30.9 percent.

## **Catalyst Regional Projects**

Northern Utah Economic Development Partnership: Weber County and Davis County have been working together to develop a Northern Utah Economic Development Partnership. The two counties are banding together to work towards common goals with a mindset that economic development in northern Utah will benefit both counties regardless of the actual jurisdiction the jobs, housing, or commercial development are located within. The counties have hired the Economic Development Corporation of Utah (EDCUtah) to assist in the creation of a two-county economic development program intended to enhance the region's brand and improve quality of life, economic output, and employment growth in the region.

Tooele County Projects: Tooele County is working with Deseret Unmanned Aerial Systems to develop drone-based package and human delivery technology. This is an emerging sector for Utah that combines software development, advanced manufacturing, composites, and innovative policy. Early investments in this new technology will hopefully cement the region as a leader in unmanned aerial travel. In addition, the County is working with the Romney Group on a 900-acre development focused on manufacturing and distribution that will provide opportunities for numerous jobs over the next five years.

Opportunity Zones: Opportunity Zones are located in census tracts that are economically distressed. These areas provide investors with a federal tax incentive through the deferral, reduction, or exemption of Capital Gains Tax depending on the number of years the investment is held. The following counties in

the WFEDD region have Opportunity Zones designated: Davis County - three census tracts, Salt Lake County - 15 census tracts, Tooele County - one census tract, and Weber County - five census tracts. This is an opportunity for our region to bring in new investment within these identified areas.

For additional information on the previous economic factors discussed please visit the 2018-2023 Comprehensive Economic Development Strategy Plan at [www.wfrc.org/programs/wasatchfrontrconomicdevelopmentdistrict/](http://www.wfrc.org/programs/wasatchfrontrconomicdevelopmentdistrict/)

## Goals & Objectives

Goal Outcome Indicator	5-year goal	1-year goal	Unit of Measurement
Public Facility or Infrastructure Activity other than low/moderate income housing benefit	25,000	5,000	Persons Assisted
Public Facility or Infrastructure Activities for low/moderate income housing benefit	-	-	Households Assisted
Public service activities other than low/moderate income housing benefit	5,000	1,000	Persons Assisted
Public service activities for low/moderate income housing benefit	75	20	Households Assisted
Facade treatment/Business building rehabilitation	-	-	Business
Rental units constructed	10	2	Household Housing Unit
Rental units rehabilitated	10	2	Household Housing Unit
Homeowner housing added	5	1	Household Housing Unit
Homeowner housing rehabilitated	10	2	Household Housing Unit
Direct financial assistance to homebuyers	20	4	Households Assisted
Homelessness prevention	50	10	Persons Assisted
Businesses assisted	-	-	Businesses Assisted
Other			Other

Five-year goals for the number of households supported through:	
Rental assistance	40
The production of new units	10
Rehab of existing units	20
Acquisition of existing units	-
Total	70

## Allocation priorities

*Priorities are listed in order of most importance.*

The region has not specifically targeted areas for funding. However, there are a handful of jurisdictions in the region that continue to seek and receive CDBG funding because of their continual need to assist low and moderate income persons households. These areas include: Wendover City, Marriott-Slaterville City, Washington Terrace City, Uintah Town, and Tooele County.

The current rating and ranking priorities from high to low are:

- 1) LMI housing activities
- 2) Public utility infrastructure
- 3) Public service activities
- 4) Community facilities or removal of ADA barriers
- 5) Public health and safety equipment

These priorities are readjusted on an annual basis and will be altered to reflect input and approval by the Regional Review Committee.

## Expected Resources

Annual Allocation	\$1,00,000
Program Income	\$0
Prior Years Resources	\$0
Total	\$1,000,000

### Narrative Description of the funds

The Wasatch Front Region received a total of \$1,000,000 in 2025. The base allocation was \$1,000,000. Zero dollars were received in program income, and re-allocated funds. Of the 5 new requests, 5 are expected to be fully funded.

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 2024, of the projects that were funded, 2 leveraged funding. The total project cost of all fully funded projects was \$1,592,495. The CDBG request for these projects was \$808,998 with a total match of \$783,497. This is a 49% match rate.



## Method of Distribution

Please include your rating and ranking/scoring system for rating applicants

Here are the steps we follow to effectively distribute CDBG funds in our region.

### 1st Step – Identify Regional Priorities

Regional priorities are identified based on local goals and objectives. Since 2024, the region’s priorities are #1 LMI housing activities, #2 Public utility infrastructure. The Committee weighs certain criteria higher in order to reflect the regional priorities.

### 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 members from each of the three counties in the region: Morgan, Tooele, and Weber (one elected and one staff). 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?

Visit [www.wfrc.org/cdbg](http://www.wfrc.org/cdbg) or contact Christy Dahlberg at the Wasatch Front Regional Council at [christy@wfrc.org](mailto:christy@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 always available on our website [www.wfrc.org](http://www.wfrc.org).

What is the process for awarding funds?

Grantees are notified of a CDBG grant award by mail, 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 how resources will be allocated among funding categories

Resources will be allocated based on their project rating and ranking. Projects that receive the most points will be awarded their full funding request and then down the line until all money is exhausted.

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 (unless the applicant has not been funded for 5 or more years). The RRC will not commit more than \$350,000 of the available funds for any year to any one entity. An entity may apply for more than one project, but to receive full funding for both they must not total more than \$250,000. 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 \$350,000. If an applicant has not received funding in 5 or more years, they may be awarded up to \$500,000 for a one year project and up to \$700,000 for a multi-year project. Community infrastructure projects include (but are not limited to): water, sewer, street, sidewalk, curb, and gutter.

Describe the outcome you are hoping to achieve as a result of the method of distribution

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

## WASATCH FRONT REGIONAL COUNCIL

### 2025 RATING AND RANKING CRITERIA - GENERAL POLICIES

The Wasatch Front Regional Council (WFRC) staff assists applicants through the CDBG process. Applicants are encouraged to take advantage of this service to help reduce administrative costs. Contact Christy Dahlberg at [christy@wfr.org](mailto:christy@wfr.org) or 801-363-4250 with questions.

#### FUNDING INFORMATION

- 1 Minimum grant amount is \$30,000 per year.
- 2 The maximum multiple-year grant amount is \$200,000 per year, up to two years (unless the applicant has not been funded for 5 or more years). All applicants proposing projects requiring two years of funding must have a cost estimate and/or breakdown for each year. If a project has been awarded a two-year grant, the second year's grant amount will be taken from the region's appropriation at the beginning of that year's rating and ranking process. If the applicant has not been awarded CDBG in 5 or more years, they may apply for a multi-year grant totaling \$700,000 over two years, with the maximum amount in the first year being \$500,000.
- 3 The maximum grant amount per year for community infrastructure projects is \$350,000, unless they have not been awarded CDBG funds in 5 or more years in which case they may apply for up to \$500,000. Community infrastructure projects can include water, sewer, street, sidewalk, curb, and gutter projects.
- 4 A single entity may not receive more than \$350,000 in one funding cycle. Multiple projects may be awarded to a single entity in one funding cycle, so long as they do not exceed \$350,000. An exception will be made if there is more funding available after all eligible projects have been funded.
- 5 After fully funding all projects in ranked order, any remaining funds shall be awarded to the next ranked project if it is determined that partial funding is a reasonable option. If partial funding is not an option, then the next ranked project shall be reviewed and funded if possible and so on.

6 In compliance with the policies of the State of Utah CDBG program, and to be eligible for funding, all grantees or sub grantees must have drawn down at least 50% of any prior year's CDBG funding before the RRC's rating and ranking meeting.

#### APPLICANT INFORMATION

7 All applicants are required to attend the region's annual "How to Apply" workshop. The project manager should attend the workshop. If the project manager cannot attend, he or she needs to identify an alternate representative. If sponsorship is required, representatives from the sponsoring city or county and the sub-the recipient must also attend. See number 8 to determine if you need a sponsor.

8 Only cities and counties are eligible to receive CDBG funding. Applicants, other than cities or counties, are required to gain the sponsorship of a city or county no later than the date of the first public hearing. The decision to sponsor non-governmental entities is entirely up to the city or county. Sponsoring entities are required to ensure all program requirements are met including, attending the How to Apply workshop, ensure that the project is viable, and provide active oversight of the project and contract performance. Sponsors are also required to ensure that the project is part of the Consolidated Plan and that a subcontractor's agreement is mutually agreed on and signed by both entities.

#### PROJECT INFORMATION

9 Public service providers are encouraged to apply for capital improvement projects and/or major equipment purchases. Examples include delivery trucks and other public service vehicles, fixtures, computer equipment, construction, remodeling, and facility expansion. State policy prohibits the use of CDBG funds for operating and maintenance expenses including administrative costs or salaries and items that can be easily removed from the building such as office supplies, cleaning supplies, etc. No more than 10% of the state's yearly allocation of funds may be expended for public service projects.

10 Projects must be consistent with the region's Consolidated Plan and included in a city or county prioritized capital investment list and meet the overall goals identified in the Plan.

11 Emergency projects may be considered by the RRC at any time. An emergency project is one that eliminates or mitigates an imminent threat to health and safety. These projects must meet all CDBG requirements. Applicants must work closely with WFRC staff to ensure program compliance. Emergency projects will be reviewed by the RRC to ensure that a regional goal listed in the Consolidated Plan will be met. Emergency

	projects must be approved by the statewide CDBG Policy Committee. Any funding awarded for emergency projects will be deducted from the subsequent year's annual regional allocation.
12	WFRC staff will visit each applicant on site for a project evaluation/review.
13	The RRC may approve regional CDBG set-asides under the following conditions: 1) they are consistent with the region's Consolidated Plan; 2) they are approved prior to the "How to Apply" workshop.
<b>RATING AND RANKING INFORMATION</b>	
14	In order to receive points for any of the evaluation criteria, applicants must state and include the necessary information as an attachment in WebGrants. The RRC reserves the right to eliminate incomplete applications.
15	All applicants must complete or nearly complete their WebGrants application and schedule a meeting with AOG staff to review the status of your application in December.
16	WFRC staff preliminarily evaluate all applications using these criteria. The pre-evaluation will be shared with the RRC who makes the final rating and ranking and funding recommendations to the Housing and Community Development Division.
17	In the event that two or more projects receive the same rating and ranking score, the RRC will rank them using the regional priorities identified in Criterion 10. If there is still a tie score, the applicant with the highest percentage of other matching funds shall prevail.
18	Prior to adoption, these Criteria shall be publicly noticed and made available for a 30-day public comment period and public open house.
<b>REGIONAL REVIEW COMMITTEE (RRC) INFORMATION</b>	
19	The members of the RRC are listed below along with their respective appointed terms. The RRC consists of six members, two from each of the three counties plus one staff member from WFRC. Each County Council of Governments appoints one elected official and one staff person to represent their county on the RRC. Each member serves a two-year term with no limit upon succession.

20	The RRC reviews the Rating and Ranking Criteria annually to ensure the available funding promotes regional needs and program goals.
21	RRC Membership:
	John Olson, Mayor, Vernon Town, January 2024 – December 2025
	Rachelle Custer, Community Development Director, Tooele County, January 2024 – December 2025
	Mark Allen, Mayor, Washington Terrace City, Weber County, January 2024 – December 2025
	Stephanie Russel, Weber County Economic Development Director, January 2024 – December 2025
	Dave Alexander, Councilmember, Morgan City, January 2024 – December 2025
	Josh Cook, Morgan County, January 2023 - December 2024
	SET-ASIDES
21	The Wasatch Front Regional Council will set aside \$50,000 of the region’s annual CDBG allocation to provide administration and planning assistance to eligible entities.

**WASATCH FRONT REGIONAL COUNCIL**

**2025 RATING AND RANKING CRITERIA**

<i>Rank</i>			
<i>Applicant</i>			
<i>Sub-Applicant</i>			
<i>Project</i>			
<i>Total Points</i>			
<i>Total Project Cost</i>			
<i>2025 CDBG Request</i>			
<i>2026 CDBG Request</i>			
<i>% Match</i>			
<i>ACTUAL 2025 CDBG Funding</i>			

<b>CRITERIA</b>	<b>MAX SCORE</b>	<b>DESCRIPTION</b>	<b>APPLICANT SCORE</b>
<b>1. CAPACITY</b>	<b>5</b> *select up to 4	The grantee's capacity to carry out the CDBG grant. Points are awarded based on historical CDBG grant administration. State staff set and award points for these criteria.	<b>0</b>
Project manager consistency	1		
Documentation and communication	1		
Project was completed within the contract period	1		
Compliance with regulations and laws	2		
First time grantees (default is 2.5 points - no other points awarded)	2.5		
<b>2. HOUSING STOCK</b>	<b>8</b> *select up to 2	Project results in the construction of housing units; or, housing units made accessible to LMI households. Projects may include acquisition of property and/or construction of infrastructure in support of the proposed housing units. Double the score if the	<b>0</b>



		project serves chronically homeless individuals (up to 8 points). Add 1 additional point if the project serves homeless individuals or families (up to 7 points).	
1 housing units	1		
2 housing units	2		
3 housing units	3		
4 housing units	4		
5 housing units	5		
>5 housing units	6		
Project serves chronically homeless individuals	x2		
Project serves homeless individuals or families	1		
<b>3. MODERATE INCOME HOUSING PLAN</b>	<b>3</b> <b>*select up to 2</b>	<b>Project results in the development, update, or implementation of a housing project identified in the jurisdiction's Moderate Income Housing Plan. Towns not required to comply will receive 1 point if the project benefits an affordable housing goal identified in the Consolidated Plan.</b>	<b>0</b>
Project results in the development of a Moderate Income Housing Plan	1		
Project results in the update to a Moderate Income Housing Plan	1		
Project implements a Moderate Income Housing Plan element	2		
Project implements a Consolidated Planning housing goal (towns)	1		
<b>4a. EXTENT OF VERY LOW INCOME SERVED BY THE PROJECT</b>	<b>6</b> <b>*select</b>	<b>Project directly benefits very low-income households (household income is at or less than 30% area median income).</b>	<b>0</b>
1 - 5%	1		

6 - 10%	2		
11 - 15%	3		
16 - 20%	4		
21 - 25%	5		
>26%	6		
<b>4b. EXTENT OF <u>LOW</u> INCOME SERVED BY THE PROJECT</b>	<b>5</b> <b>*select</b> <b>1</b>	<b>Project directly benefits low-income households (household income is 31%-50% area median income).</b>	<b>0</b>
1 - 10%	1		
11 - 20%	2		
21 - 30%	3		
31 - 40%	4		
>41%	5		
<b>4c. EXTENT OF <u>MODERATE</u> INCOME SERVED BY THE PROJECT</b>	<b>4</b> <b>*select</b> <b>1</b>	<b>Project directly benefits moderate income households (household income is 51%-80% area median income).</b>	<b>0</b>
1 - 20%	1		
21 - 40%	2		
41 - 60%	3		
>61%	4		
<b>4d. PRESUMED LMI GROUPS OR TARGETED LMI</b>	<b>6</b> <b>*select</b> <b>1</b>	<b>Projects that are completed by a public service provider and directly benefit the following: PRESUMED LMI GROUPS: elderly (62+), severely disabled adults, homeless, abused children, battered spouses, migrant farm workers, illiterate adults, and persons living w/AIDS. TARGETED LMI: project targets persons or households that are less than 80% area median income (must be income qualified).</b>	<b>0</b>
Presumed 51% LMI persons or households	5		
Targeted 100% LMI persons or households	6		

5. FINANCIAL MATCH	6	The percent of non-CDBG funds the applicant commits toward the total project cost. Percentage is based on the jurisdiction's population (where the project is located).	0
Less than 1,500 persons	*select 1	1,501 to 7,000 persons	
Match is 1 - 4%	1	Match is 5 - 9%	
Match is 5 - 8%	2	Match is 10 - 14%	
Match is 9 - 12%	3	Match is 15 - 19%	
Match is 13 - 16%	4	Match is 20 - 24%	
Match is 17 - 20%	5	Match is 25 - 29%	
Match is >21%	6	Match is >30%	
7,001 to 10,000 persons	*select 1	10,001 to 20,000 persons	
Match is 8 - 13%	1	Match is 11 - 17%	
Match is 14 - 19%	2	Match is 18 - 24%	
Match is 20 - 25%	3	Match is 25 - 31%	
Match is 26 - 31%	4	Match is 32 - 38%	
Match is 32 - 37%	5	Match is 39 - 45%	
Match is >38%	6	Match is >46%	
More than 20,000 persons Or Public Service Providers	*select 1		
Match is 14 - 21%	1		
Match is 22 - 29%	2		
Match is 30 - 37%	3		
Match is 38 - 45%	4		
Match is 46 - 53%	5		
Match is >54%	6		

<b>6. MATURITY OF PROJECT</b>	<b>5</b> *select up to 5	<b>The applicant has proven that the project is mature and have provided the necessary information in their application.</b>	<b>0</b>
Project manager is dedicated, involved, and attended the How to Apply workshop	1		
Scope of work is complete, detailed, and concise	1		
Detailed cost estimate with map AND photos of the project area	1		
Project manager has provided a timeline showing that the project can be completed within an 18-month period (12 months for non-construction projects)	1		
Architectural or engineering design is complete (If N/A, this is a free point)	1		
<b>7. REGIONAL QUALITY PLANNING</b>	<b>4</b> *select up to 4	<b>Applicants can receive points if they provide information in their application proving, they abide by regional quality planning efforts. Applicants must provide documentation.</b>	<b>0</b>
Coordinates planning w/other governments in accordance w/Wasatch Choice 2050	1		
Plans and develops infrastructure efficiently including roads, water, and utilities	1		
Incorporates fair housing opportunity and affordability into community planning	1		
Plans/protects/conserves critical land, water, air, and historic sites	1		
<b>8. LOCAL PLANNING</b>	<b>4</b> *select up to 4	<b>The applicant's project must be included in the jurisdiction's Capital Investment Plan (CIP). Points are awarded to CIP projects ranked 1 - 4.</b>	<b>0</b>
High/Medium #4	1		
High/Medium #3	2		

High #2	3		
High #1	4		
<b>9. RECENT CDBG FUNDING</b>	<b>6</b> *select 1	The applicant or sub-applicant, when applicable, has not received CDBG funding in recent years (based on the CDBG program's fiscal year).	<b>0</b>
Received CDBG funding in FY2024	2		
Received CDBG funding in FY2023	3		
Received CDBG funding in FY2022 or older	4		
Has never received CDBG funding	6		
<b>10. REGIONAL PROJECT PRIORITY</b>	<b>6</b> *select 1	Project meets one more of the region's priorities that are identified in the region's Consolidated Plan.	<b>0</b>
Public health and safety equipment	2		
Community facilities or Removal of ADA barriers	3		
Public service activities	4		
Public utility infrastructure	5		
LMI housing activities	6		
<b>11. GEOGRAPHICAL IMPACT</b>	<b>5</b> *select 1	Area impacted by and benefitting from the project.	
Site specific	1		<b>0</b>
Community-wide	5		
<b>12. BENEFIT COST RATIO</b>	<b>5</b> *select 1	Project benefits the most people with the least amount of investment. Points are determined by dividing the total CDBG dollar amount requested by the number of proposed beneficiaries.	
>\$6,001	1		<b>0</b>
\$4,001 - \$6,000	2		

\$2,001 - \$4,000	3		
\$1,001 - \$2,000	4		
<\$1,000	5		
<b>13. PROPERTY TAX RATE</b>	<b>5</b> <b>*select</b> <b>1</b>	Jurisdictions with a higher tax rate will receive additional points. Points awarded based on the jurisdiction's rate as a percent of the maximum rate allowed by law (compared to the tax ceiling set by State Tax Commission). For non-taxing entities, the jurisdiction's tax rate applies where the majority of the beneficiaries reside.	
0 - 19%	1		<b>0</b>
20 - 30%	2		
31 - 40%	3		
41 - 50%	4		
>51%	5		
<b>14. AMERICANS WITH DISABILITIES ACT (ADA) CHECKLIST</b>	<b>1</b> <b>*select</b> <b>1</b>	Jurisdictions will receive one point if they have completed the ADA checklist for "Readily Achievable Barrier Removal" for their city/county office and provide documentation in the application.	
Completed the checklist and provided documentation	1		<b>0</b>
<b>15. CIVIL RIGHTS COMPLIANCE</b>	<b>1</b> <b>*select</b> <b>1</b>	Jurisdictions will receive one point if they have adopted Civil Rights Compliance procedures and provided documentation in the application.	
Adopted an ADA Grievance Procedure	1		<b>0</b>
Adopted an ADA Effective Communication Policy, Language Access Plan	1		
Adopted an ADA Reasonable Accommodation Policy	1		

TOTAL	85		
			0

**WASATCH FRONT REGIONAL COUNCIL**

**2024 RATING AND RANKING CRITERIA - SUPPLEMENTAL SCORING INFORMATION for CERTAIN CRITERIA**

**2. HOUSING STOCK**

Definition of a homelessness:	1) literally homeless - individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided.		
	2) Imminent risk of homelessness - individuals and families who will imminently lose their primary nighttime residence.		
	3) Unaccompanied youth - unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition.		
	4) Fleeing/attempting to flee domestic violence - individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.		
Definition of chronically homelessness:	1) Chronically homeless individual with a disability who lives in a place not meant for human habitation, a safe haven, an emergency shelter,		

	or institutional care facility continuously for 12 months or on at least 4 separate occasions in the last 3 years that total 12 months.		
	2) Chronically homeless families have an adult or minor head of household who meets the "individual" definition of chronically homeless.		
Resource:	<a href="https://www.hudexchange.info/resources/documents/Defining-Chronically-Homeless-Final-Rule.pdf">https://www.hudexchange.info/resources/documents/Defining-Chronically-Homeless-Final-Rule.pdf</a>		
If applicable, explain how the project benefits homeless persons/families.			
<b>3. MODERATE INCOME HOUSING PLAN</b>			
ALL APPLICANTS must provide documentation showing their plan is in compliance.			
<b>4a. EXTENT OF <u>VERY LOW</u> INCOME SERVED BY THE PROJECT</b>			
Cities and counties use this criterion to determine the extent of low to moderate income beneficiaries.	Household income is at or less than 30% area median income.		
If applicable, provide survey packet (survey methodology, map, tally sheets, and results).			
<b>4b. EXTENT OF <u>LOW</u> INCOME SERVED BY THE PROJECT</b>			



Cities and counties use this criterion to determine the extent of low to moderate income beneficiaries.	Household income is 31%-50% area median income.		
If applicable, provide survey packet (survey methodology, map, tally sheets, and results).			
<b>4c. EXTENT OF <u>MODERATE</u> INCOME SERVED BY THE PROJECT</b>			
Cities and counties use this criterion to determine the extent of low to moderate income beneficiaries.	Household income is 51%-80% area median income.		
If applicable, provide survey packet (survey methodology, map, tally sheets, and results).			
<b>4d. <u>PRESUMED LMI</u> GROUPS OR TARGETED LMI</b>			
Public service providers use this criterion to determine the extent of low to moderate income beneficiaries.	Projects that directly benefit the following. <b>PRESUMED LMI GROUPS:</b> Elderly (62+), severely disabled adults, homeless, abused children, battered spouses, migrant farm workers, illiterate adults, and persons living w/AIDS. <b>TARGETED LMI:</b> project targets persons or households that are less than 80% area median income (must be income qualified).		
<b>(Population bracket) 5. FINANCIAL MATCH</b>		<b>(Actual population based on most recent available data)</b>	
0-1500:	Vernon	256	
	Lake Point	2,599	

	Erda	3,163	
	Rush Valley	548	
	Huntsville	697	

	Stockton	630	
	Uintah	1430	
	Wendover	1258	
1500-7000:	Marriott-Slaterville	2307	
	Morgan City	4441	
	Harrisville	6893	
7000-10000:	Plain City	8634	
	Farr West	8380	
	Riverdale	9407	
	Hooper	9838	
	Washington Terrace	9406	
10000-20000:	Pleasant View	11703	
	Grantsville	15342	
	Morgan County	13144	
	West Haven	18033	
	South Ogden	17680	
>20000:	North Ogden	22436	
	Tooele	39572	

	Roy	39252	
	Tooele County	79069	
	Weber County (excluding Ogden City population)	185540	
<b>6. MATURITY OF PROJECT</b>			
All APPLICANTS must provide a concise scope of			

<p>work, detailed cost estimate, map and photos of the project area.</p>			
<b>7. REGIONAL QUALITY PLANNING</b>			
<p>ALL APPLICANTS must provide their designation as a Quality Growth Community; or, information detailing how they meet each of the 4 planning goals. Acceptable documents to prove compliance with the outlined criterion include but are not limited to; adopted plans and conservation easements. If you have any questions about acceptable documentation, please contact Christy Dahlberg.</p>	<p>Accepted documents to prove quality planning include but are not limited to; adoption of policies that allow for more affordable housing options such as an ADU policy, higher density allowances in a center or station area, etc., adoption and/or implementation of a center, a multi-city plan, and adopted plans and conservation easements. To inquire about additional documents that may qualify, contact Christy Dahlberg, <a href="mailto:christy@wfrc.org">christy@wfrc.org</a>.</p>		
<b>8. LOCAL PLANNING</b>			
<p>ALL APPLICANTS must provide their jurisdiction's Capital Investment/Facilities Plan</p>			

and highlight the proposed CDBG project.			
<b>10. REGIONAL PROJECT PRIORITY</b>			
Public health and safety equipment:	Projects that protect property such as lead based paint screening, flood control and fire protection.		
Community facilities or Removal of ADA barriers:	Projects can include senior citizen centers, food banks, or health clinics. Removal of ADA barriers refers to projects that improve the accessibility of public facilities to persons with disabilities.		
Public service activities:	Projects can include services for child care, youth, seniors, handicapped, mental health, legal, transportation, substance abuse, abused and neglected children, and battered and abused spouses.		
LMI housing activities:	Projects can include fair housing activities, rental housing, housing counseling, homeownership assistance, rehabilitation of housing,.		
Public infrastructure and public utilities:	Public infrastructure and public utility projects include the construction of streets, water, and sewer facilities and projects that increase the capacity and safety of water and sewage systems.		
<b>12. BENEFIT COST RATIO</b>			
Example:	A project seeking \$200,000 that benefits 250 people has a cost benefit of \$800 ( $200,000 / 250 = 800$ ).		
<b>13. PROPERTY TAX RATE</b>			
city max rate:	0.007		
county max rate:	0.0032		
0 - 19%	Farr West	0.000424	6%
	Harrisville	0.001123	16%

	Hooper	0.000544	8%
	Huntsville	0.000939	13%

	Marriott-Slaterville	0	0%
	Plain City	0.000463	7%
	Pleasant View	0.000941	13%
	Riverdale	0.000848	12%
	Rush Valley	0.000908	13%
	Uintah	0.000594	8%
	Vernon	0.000888	13%
	West Haven	0	0%
20 - 30%	Morgan City	0.001471	21%
	North Ogden	0.00118	17%
	Tooele County		
	Tooele City	0.002763	39%
31 - 40%	Grantsville	0.001901	27%
	Morgan County	0.002291	33%
	Roy	0.001733	25%
	South Ogden	0.00265	38%
	Stockton	0.002605	37%
	Washington Terrace	0.002187	31%

41 - 50%	Weber County		43%
	Wendover	0.003226	46%
>51%			
<b>14. ADA CHECKLIST</b>			
ALL APPLICANTS shall provide a copy of their jurisdiction's ADA			
checklist titled, Readily Achievable Barrier Removal.			
<b>15. TITLE IV COMPLIANCE</b>			
ALL APPLICANTS shall provide a copy of their jurisdiction's adopted Title IV Compliance procedures.			

[Barriers to Affordable Housing](#)

The Wasatch Front Regional Council does not have any authority to remove or ameliorate public policies. The WFRC is a regional planning organization whose Board is made up of elected officials and

state legislators. The planning activities that we participate in promote regional collaboration. We work toward the betterment of the region's resident quality of life.

It is a requirement of all entities to have a Moderate-Income Housing element of their General Plan that is in compliance to be eligible to receive CDBG funds. The Utah State legislature passed Affordable Housing Modifications (S.B. 34) in 2019, 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

## Protected Classes-

### Race Ethnicity and National Origin

Total number that identify as white and percentage of total) Biggest racial minority and percentage of total population, Total Hispanic and percentage of total population, Total number born outside of the United States and percentage of total population

Race, Ethnicity, National Origin	Morgan County		Tooele County		Weber County	
	Number	Percent	Number	Percent	Number	Percent
White	11,395	97%	57,953	92.4%	194,064	91%
Hispanic	373	2.9%	8,808	15.9%	47,939	19.4%
Born Outside the US	253	2.2%	2,866	4.1%	18,458	7.2%
Biggest Racial Minority	Hispanic/Latino		Hispanic/Latino		Hispanic/Latino	

Source: data.census.gov ACS

### Familial status

Total number of single parent households and percentage of total, Total number of households with children under 18 years old and percentage of total, Total number of households with 4+ children and percent of total

Familial Status (2017)	Morgan County		Tooele County		Weber County	
	Number	Percent	Number	Percent	Number	Percent
Single Parent Households	241	7%	3,137	16%	17,615	22%
Households with Children Under 18	1,523	47%	9,023	46%	29,394	36%
Households with 4+ Children	1,348	42%	8,728	45%	24,248	30%
Total Households	3,232	100%	19,562	100%	81,298	100%

Source: data.census.gov ACS

## Age

Total number of elderly (over 65) and percentage of total population, Total number of youth (under 15) and as percentage of total, Dependency ratio [youth + elderly]/ (population between 15-64)] \*100

	Morgan County		Tooele County		Weber County	
	Number	Percent	Number	Percent	Number	Percent
People aged 65+	997	12.8%	4,379	9.4%	23,388	12.7%
People aged 15-	2,790	32.4%	17,954	30.6%	58,882	26.1%
Dependency ratio	66.6		62.2		55.2	

Source: [factfinder.census.gov](http://factfinder.census.gov)

## Sex

Percent of the population which is male and female. Is this percentage statistically different from normal distribution of sexes? If so why and what implications might that have?

Sex by Age Group	Morgan County		Tooele County		Weber County	
	Male	Female	Male	Female	Male	Female
Under 5	8.4%	7.9%	10.4%	10.1%	9.2%	8.8%
5 – 9	9.4%	9.2%	11.0%	10.4%	8.6%	8.4%
10 – 14	12.6%	10.6%	10.1%	9.8%	8.1%	7.7%
15 – 19	12.2%	12.2%	7.8%	7.8%	7.7%	7.3%
20 – 24	6.3%	4.8%	5.1%	5.1%	7.5%	7.7%
25 – 29	4.1%	5.6%	6.6%	7.2%	8.6%	8.0%
30 – 34	4.3%	5.0%	7.9%	8.3%	7.8%	7.3%
35 – 39	6.8%	7.8%	7.7%	7.9%	6.4%	6.2%
40 – 44	7.8%	7.1%	6.5%	6.0%	5.6%	5.6%
45 – 49	6.3%	6.8%	6.0%	5.7%	6.1%	6.1%
50 – 54	5.3%	5.2%	5.5%	5.5%	6.1%	6.1%
55 – 59	4.4%	5.2%	4.7%	4.5%	5.1%	5.2%
60 – 64	4.0%	3.4%	3.8%	3.6%	4.1%	4.4%
65 – 69	3.1%	2.8%	2.5%	2.7%	2.9%	3.1%
70 – 74	2.3%	2.4%	1.7%	1.9%	2.1%	2.5%
75 – 79	1.5%	1.7%	1.2%	1.6%	1.7%	2.1%
80 – 84	0.9%	1.1%	0.8%	1.1%	1.2%	1.7%
85+	0.5%	1.2%	0.5%	1.0%	1.8%	1.8%
<b>Total</b>	51%	49%	50.4%	49.6%	51%	49%

## Disability

Total number of disabled individuals and as percentage of total population. What are the housing and supportive service needs of this population and how are these needs determined? Are you aware of any instances in which the Disability of an individual impacted the ability of the individual to find adequate housing?

Of the three eligible counties in the Wasatch Front Region, Tooele and Weber Counties have special needs services. In Morgan County 8.2% (906) of the population has a disability. 10.8% (6,771) of Tooele County’s population and 11.3 (27,256) of Weber County’s population have disabilities.

**Homeless**

Coordinate with your local homelessness coordinating committee (LHCC) in providing a narrative describing the needs of homeless in your AOG. Include if possible estimates of the # of individual experiencing homelessness on a given night (both those who are sheltered and unsheltered). Estimate the # of homeless each year, becoming homeless each year, and the existing homelessness each year.

<b>(2024)</b>	<b>Morgan County</b>	<b>Tooele County</b>	<b>Weber County</b>
Sheltered	-	9	261
Unsheltered	-	16	67
Total	-	25	328

Source. [utahcontinuum.org](http://utahcontinuum.org) 1

Also list the race/ ethnic make-up of shelter residents if available

See Figure 10 for homelessness characteristics.

List homeless shelters available in your AOG area and their capacity

Weber/Morgan Counties: St. Anne’s Center	Offer counseling, treatment and other services
Weber/Morgan Counties: United Way	Move chronically homeless into housing
Morgan County: Housing Authority	Administer self-sufficiency programs and offer housing assistance
Tooele County: Housing Authority	Administer self-sufficiency programs and offer housing assistance
Weber County: Housing Authority	Administer self-sufficiency programs and offer housing assistance

**Veterans**

Include any information you may have regarding veterans needs in your area

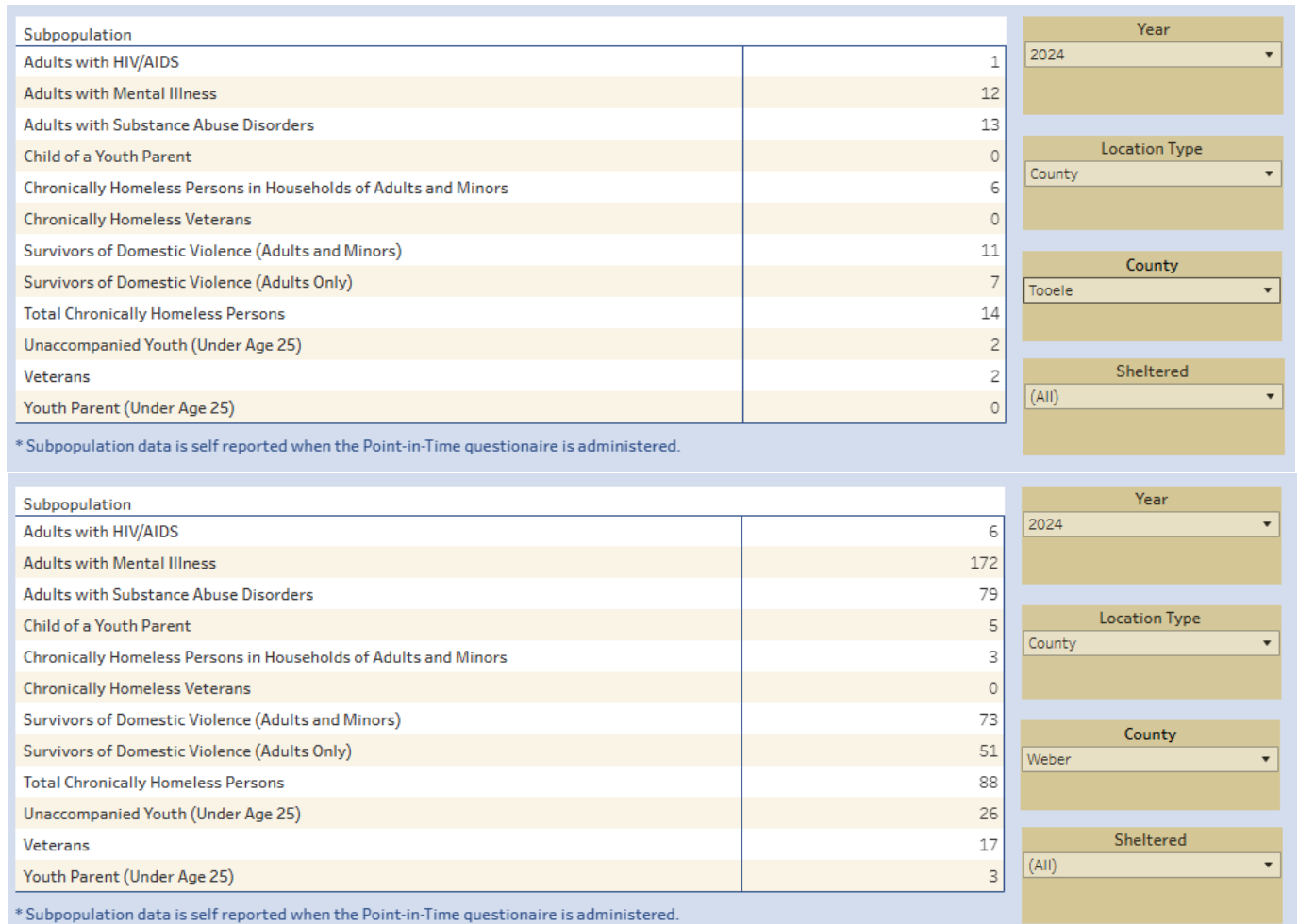
<b>Veterans</b>	<b>Number</b>	<b>Percent</b>
<b>Morgan County</b>	630	8.9%
<b>Tooele County</b>	3,824	9.2%
<b>Weber County</b>	14,417	8.3%

**Fair Housing and Affordability**

Are you aware of any barriers to fair housing choice within your region? Are there communities which have resisted building affordable housing?

Refer to housing section of the plan.

Figure 10: Subpopulation (homeless) characteristics



Expected 2025 Allocation

RANK	APPLICANT	SUB-APPLICANT	PROJECT	RATING AND RANKING CRITERIA															TOTAL PROJECT COST	2025 CDBG REQUEST	2026 CDBG REQUEST	% MATCH	2025 CDBG ALLOCATION	Balance of Funds		
				1. Capacity	2. Housing Stock	3. Housing Plan	4. Poverty (a-d)	5. Financial Match	6. Maturity	7. Regional Quality Planning	8. Local Planning	9. Recent CDBG Money	10. Regional Priority	11. Geographical Impact	12. Benefit Cost	13. Property Tax Rate	14. ADA	15. Title IV (Civil Rights)								
				5	8	3	21	6	5	4	4	6	6	5	5	5	1	1	85							
Base Regional Allocation	-	-																							\$1,258,928	\$1,258,928
	Tooele County*	Wasatch Front Regional Council	Administration and Planning																	\$50,000	\$50,000	\$0	0%	\$50,000	\$1,208,928	
MY 2/2	Marriott-Slaterville	N/A	Sewer/Water Installation	5	0	0	5	6	4	1	4	4	5	1	1	1	0	1	38	\$827,620	\$200,000	\$0	52%	\$200,000	\$1,008,928	
1	Washington Terrace	N/A	Victory Park Playground Replacement		0	0	9	6	3	0	4	2	3	1	4	3	1	1	37	\$200,880	\$123,542	\$0	63%	\$248,998	\$759,930	
2	Washington Terrace	N/A	Sidewalk Accessibility and Safety		0	0	9	6	2	0	4	2	3	1	2	3	0	1	34	\$189,930	\$116,807	\$0	38%	\$116,807	\$643,123	
3	Wendover	N/A	Apple Street Water Line Replacement		0	0	7	1	2	0	2	6	5	1	2	2	0	0	28	\$300,000	\$300,000	\$0	17%	\$300,000	\$343,123	