

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
May 12, 2015 – POLICY SESSION

*Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

*Mayor Shepherd will participate in the meeting electronically via telephone.*

Executive Conference Room  
55 South State Street  
Third Floor  
Clearfield, Utah

**6:30 P.M. WORK SESSION**

Discussion on the 2015/2016 Fiscal Year Budget  
Discussion on the Development Agreement for the Rosenberg Subdivision  
located at approximately 938 South 2000 East

**\*\*ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE  
AS THE CDRA IN A WORK SESSION \*\***

**CDRA WORK SESSION**

Discussion Regarding the Relocation of Billboard Signage

*(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:	Councilmember LeBaron
OPENING CEREMONY:	Councilmember Benson
APPROVAL OF MINUTES:	April 28, 2015 – Policy Session

**PRESENTATIONS:**

1. **INDEPENDENTS WEEK 2015 PRESENTATION FROM BUY LOCAL FIRST UTAH**

**BACKGROUND:** Kristen Lavelett from Buy Local First Utah will present information regarding the 2015 Independents Week.

2. UPDATE BY HILL AIR FORCE BASE RESTORATIVE ADVISORY BOARD

BACKGROUND: Vern Phipps, the City's representative on the Hill Air Force Base Restorative Advisory Board will present an update regarding the Air Force's remediation plan for groundwater contamination.

***PUBLIC HEARINGS:***

3. PUBLIC HEARING ON THE 5-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN

BACKGROUND: A public hearing to receive comments on the 5-Year Community Development Block Grant (CDBG) Consolidated Plan was opened on March 24, 2015 which commenced a 30-day comment period; however, no comments were received. The public hearing needs to be closed before additional action can take place.

RECOMMENDATION: Receive public comment and close the Public Hearing from Tuesday, March 24, 2015.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ACTION PLAN AMENDMENTS FOR PROGRAM YEAR 2013-2014 AND 2014-2015

BACKGROUND: Staff has submitted the proposed Community Development Block Grant (CDBG) amendments for the 2013-2014 and 2014-2015 Program Years. A work session was held on February 24, 2015 and a policy session was held on March 24, 2015 to discuss the proposed amendments. No comments were received during the 30-day comment period.

RECOMMENDATION: Open the public hearing, receive public comment and close the public hearing.

***SCHEDULED ITEMS:***

5. CITIZEN COMMENTS

6. CONSIDER APPROVAL OF A PROCLAMATION DECLARING THE WEEK OF JULY 1 – JULY 7, 2015 AS INDEPENDENTS' WEEK IN CLEARFIELD CITY

BACKGROUND: Clearfield's core of independently-owned businesses gives back to the community in goods, services, time and talent. Additionally the health of Clearfield's economy depends on support of businesses owned by our friends and neighbors. These local business owners and their employees enrich residents' shopping experiences with their knowledge and reflect a sense of place. The proclamation is a salute to community members and locally owned independently businesses that are integral to Clearfield.

RECOMMENDATION: Approve the Mayor's signature to the Proclamation officially declaring July 1-July 7, 2015 as "Independents Week" in the City of Clearfield.

7. CONSIDER APPROVAL OF RESOLUTION 2015R-10 ADOPTING THE FIVE-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN

BACKGROUND: The Consolidated Plan is necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The Plan covers Program Years July 1, 2015 to June 30, 2020. A 30-day comment period commenced March 25, 2015; however, no comments were received.

RECOMMENDATION: Approve Resolution 2015R-10 adopting the Five-Year Community Development Block Grant (CDBG) Consolidated Plan and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AMENDMENTS FOR THE 2013-2014 AND 2014-2015 PROGRAM YEARS

RECOMMENDATION: Review and approve the proposed Community Development Block Grant (CDBG) Amendments for the 2013-2014 and 2014-2015 Program Years and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE ROSENBERG SUBDIVISION LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

RECOMMENDATION: Approve the Development Agreement for the Rosenberg Subdivision located at approximately 938 South 2000 East and authorize the Mayor's signature to any necessary documents.

10. CONSIDER ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2015/2016 AND SET A PUBLIC HEARING FOR JUNE 9, 2015 TO RECEIVE PUBLIC INPUT ON THE BUDGET

BACKGROUND: The City has not yet received the Certified Tax Rate for FY2016. The proposed budget is maintaining the current revenue amount collected from property taxes. The Tentative Budget as presented to the Council for adoption is a balanced budget for all funds.

RECOMMENDATION: Adopt the tentative budget for fiscal year 2015/2016 and set a public hearing on the budget for June 9, 2015 at 7:00 p.m.

**COMMUNICATION ITEMS:**

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

**\*\*ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA\*\***

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE APRIL 28, 2015 POLICY SESSION

***SCHEDULED ITEM:***

2. CONSIDER ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2015/2016 AND SET A PUBLIC HEARING FOR JUNE 9, 2015 TO RECEIVE PUBLIC INPUT ON THE BUDGET

BACKGROUND: The Tentative Budget as presented to the Board for adopting is a balanced budget.

RECOMMENDATION: Approve the Fiscal Year 2015/2016 Tentative Budget and set a public hearing on the budget for Tuesday, June 9, 2015.

3. CONSIDER APPROVAL OF A LEASE AGREEMENT WITH REAGAN OUTDOOR ADVERTISING

BACKGROUND: To facilitate the redevelopment of property downtown, the CDRA and Reagan Outdoor Advertising have mutually negotiated an agreement which leases to Reagan the property at 720 North Main Street for the purpose of construction of a new billboard in exchange for the removal of the existing billboard located at 100 South State.

RECOMMENDATION: Approve the Lease Agreement with Reagan Outdoor Advertising, providing for the construction of a new billboard sign at 720 North Main Street and requiring the removal of a billboard sign located at 100 South State Street and authorize the Chair's signature to any necessary documents.

***\*\*ADJOURN AS THE CDRA\*\****

Dated this 7<sup>th</sup> day of May, 2015.

/s/Kimberly S. Read, City Deputy Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
April 28, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Verlan E. Robinson, Don McKinnon – Davis Behavioral Health, Amber Hansen – Thackeray Garn, Brad Allen – John W. Hansen & Associates, Chris J. Chelemes, Sam Chelemes, Kathryn Murray, Con L. Wilcox

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MARCH 3, 2015 WORK SESSION, THE MARCH 10, 2015 WORK SESSION, THE MARCH 24, 2015 WORK SESSION, THE APRIL 7, 2015 WORK SESSION, THE APRIL 14, 2015 POLICY SESSION AND THE APRIL 21, 2015 WORK SESSION

**Councilmember LeBaron moved to approve the minutes from the March 3, 2015 work session, the March 10, 2015 work session, the March 24, 2015 work session, the April 7, 2015 work session, the April 14, 2015 policy session and the April 21, 2015 work session as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1365 WEST 25 NORTH FROM R-1-8 (RESIDENTIAL) TO A-1 (AGRICULTURAL)

Scott Hess, Development Services Manager, shared an illustration and explained the property was located directly adjacent to the Rocky Mountain Power corridor and abutted a Clearfield City storm water detention basin and was currently zoned R-1-8, Residential. It was formerly part of a single lot with a single family home. In February 2007, the property was subdivided through an amended plat. The agricultural use of this property was a nonconforming use. The property owner would like to continue to use the property as permitted in the City's (A-1) Agricultural Zone, and had requested to construct an accessory building on it. Pursuant to Title 11, Chapter 17 of the City Code, in order to allow additional agricultural development of the property (adding accessory buildings, etc.), rezoning the property to (A-1) Agricultural would be necessary to allow the construction. The rezone would make an existing nonconforming agricultural use conform to the zoning for the parcel. The Planning Commission heard this item on Wednesday, April 1, 2015 and recommended approval.

Mayor Shepherd opened the public hearing at 7:07 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Jones moved to close the public hearing at 7:07 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED AMENDMENT TO THE GENERAL PLAN'S FUTURE LAND USE MAP TO CHANGE THE DESIGNATION FROM COMMERCIAL TO RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET

Scott Hess, Development Services Manager, explained the property was a redevelopment site and was the former location of three single family homes which had been converted to office space for Davis Behavioral Health. In 2014, Clearfield City partnered with Davis Behavioral Health to remove the old, dilapidated structures on the site. A subdivision plat combining the lots was approved in December 2014. The applicant had proposed a townhome project consisting of approximately 47 units designed to have street presence along State Street. The General Plan's Future Land Use Map currently designated this area of the City as a "Commercial" land use category which permitted only C-1 or C-2 zoning. The Commercial Land Use Category within the General Plan did not allow any Residential Zones. In order to develop any residential projects on the property, the General Plan's Future Land Use Map would need to be amended. The applicant had requested a change to the General Plan's Future Land Use Map to have this property designated as a "Residential" land use category. The Planning Commission recommended approval during its meeting on Wednesday, April 1, 2015.

Mayor Shepherd opened the public hearing at 7:09 p.m.

Mayor Shepherd asked for public comments.

Dean Smith, Davis Behavioral Health, explained the history use of the property and reported consolidation of facilities had allowed them to no longer have need of this property. He stated the property had been marketed for commercial development for some time with no success and believed the existing surrounding businesses/buildings made it difficult for development. He explained the proposed project was a high end multi-family housing development and believed it would be an enhancement to the City. He pointed out there would be walkable access to the Clearfield Station development. He shared three possible options for the development and indicated the non-profit organization was proposing a for profit housing project. He requested the Council approve the change to the General Plan and the zoning to allow the project to move forward.

There were no other public comments.

**Councilmember Young moved to close the public hearing at 7:16 p.m. seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Scott Hess, Development Services Manager, explained the proposed rezone of the property would be contingent upon and only subsequent to approval of the General Plan Amendment of the previous agenda item. The applicant was requesting a rezone of the property from C-2 (Commercial) to R-3 (High Density Residential). He shared a visual presentation of the property which illustrated the project would consist of 40 residential units in three story apartment complexes with State Street frontage consisting of two story buildings in the rear with a central garden area. He shared an illustration which reflected a modern style townhome with exterior entrances. He stated the developer was present to respond to any questions.

Mayor Shepherd clarified the proposed project was for townhomes consisting of three levels and not three levels of townhomes. Mr. Hess responded each townhome would have three levels and mentioned a rendering of what that would look like had not yet been provided nor has there been a Development Agreement presented. He continued the rezone could be approved conditioned upon acceptance and recordation of the Development Agreement.

Mayor Shepherd opened the public hearing at 7:17 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Bush moved to close the public hearing at 7:18 p.m. seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

The applicant had been working with City staff to identify development specifics such as drainage, retention and parking within this proposed project. Based on a request from Mr. Hansen, the item was tabled at the Planning Commission meeting held on March 4, 2015 and continued to its April 1, 2015 meeting. A more complete set of plans has come in for review which consisted of 32 lots designed for twin home development (there was one single home and one tri-plex), two commercial pad sites along 2000 East (University Park Boulevard), and the remainder of the property held as ‘Common Area’ which would be required to be maintained through a Homeowners Association (HOA). The plat should reflect the creation of a Homeowners Association with a note that Common Areas would be maintained by the HOA in perpetuity. The site was served by a single public road which would be designed to City standards with curb, gutter and sidewalk. The road was planned to be dedicated to the City. The project had been designed in such a way that a future east/west access route can be accommodated on the west end of the road. This right-of-way would connect to a future parking lot on land to the west and could eventually connect to 900 South Street which was currently a private road. While there were no plans at this time to connect this road, it was important to note that the developer was meeting the intent of the City’s General Plan by accommodating for the possible future east/west connection.

Mr. Hess reported preliminary and final subdivision plat approval by the Planning Commission at its meeting on Wednesday, April 1, 2015. He stated one of the pending items was specific to storm detention and indicated the developer had provided a storm detention plan reflecting the location of the detention facility on the western portion of the second commercial lot on the south side of the property immediately behind units 31 and 32. He continued all storm collection would be filtered to the catch basin which would ultimately go to the west to the City’s larger basin and out the pipe collection system. He indicated there was a limitation on 2000 East with the Hill Air Force Base (HAFB) storm drain outflow line which didn’t accept any additional flows, so the majority of the collected storm water would be absorbed by the soil and any overflows would flow west into the City’s detention basin and metered out with the City’s agreement with HAFB. He stated staff had been working with the developer on a Development Agreement and was recommending approval of the Final Subdivision Plat conditioned upon acceptance of the Final Development Agreement with the recommendation it come before the Council on the May 12, 2015.

Mayor Shepherd opened the public hearing at 7:20 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Jones moved to close the public hearing at 7:21 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED FINAL SUBDIVISION PLAT FOR CLEARFIELD STATION PHASE I

Clearfield Station TOD was approved via the Master Development Plan and Master Development Agreement in a City Council meeting on March 11, 2014. The first version of the Preliminary Plat for the entire 70 acre site was approved on May 7, 2014 by the Planning Commission. A final subdivision plat for Phase 1 was approved by the City Council on July 22, 2014. The approved Final Plat was never recorded with Davis County. As the developers considered the project, there were a few small changes which they believed would better serve the site. The current request is for the revised Final Plat approval for Phase 1 of the development. The plans submitted were in substantial conformance with the Mixed-Use Zone requirements. The revised Final Plat represented a change in the phasing plan of the Master Development Plan and the Master Development Agreement. There was a separate request to amend those documents. The change represented an increase in total residential units in Phase 1B. Those changes would be discussed in the Master Development Plan's and Master Development Agreement's staff reports in separate items on this agenda. The Planning Commission approved the Preliminary Plat and recommended approval for the Final Plat as conditioned in the staff report during its meeting on April 1, 2015.

Mr. Hess reported on the proposed changes:

- The developer requested two additional residential building units which would result in an additional 48 residential total units in Phase I, but which didn't increase the total residential of the whole site which was still capped at 550. He emphasized this was a change from the Final Subdivision Plat which had been approved last year. He identified the location on an illustration to the Council. He stated this was an improvement in transportation connection for the area and believed it would result in a more cohesive project.
- He reported there was also a Master Development Plan change for the phasing amendment as well as the Master Development Agreement which would be changed as well.

Mr. Hess emphasized the Planning Commission recommended approval of the changes at its meeting on Wednesday, April 1, 2015.

Mayor Shepherd opened the public hearing at 7:23 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember LeBaron moved to close the public hearing at 7:24 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

CITIZEN COMMENTS

There were no citizen comments.

DENIAL OF ORDINANCE 2015-06 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1365 WEST 25 NORTH FROM R-1-8 (RESIDENTIAL) TO A-1 (AGRICULTURAL)

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Councilmember LeBaron pointed out the property was originally a substantially sized parcel of residential property and now the home is not part of the parcel and it being solely used for off-site storage expressed his concern about rezoning it back to Agricultural because under state code and Department of Environmental Quality, the ability to control the amount of dust generated from that use would be lost. He continued to express his concern with its proximity to six surrounding properties which were residential and believed they could negatively be affected if rezoned to Agricultural. It was his opinion the rezone would not be a good idea.

Councilmember Bush expressed agreement with Councilmember LeBaron's comments about the parcel being surrounded by residential and also didn't believe a rezone would be good for the area. He mentioned the power corridor allowed for Agricultural use in that animals were allowed and suggested the residential component in addition to that acted as a good buffer between the uses.

Councilmember Jones inquired if the six adjacent property owners had expressed concern regarding the rezone. Councilmember LeBaron responded there was a few which opposed the rezone specifically because of the size of the outbuilding during the Planning Commission's public hearing. He also expressed concern about the lack of a buffer which would be created given the fact there was no residential or individual on site for the parcel with the ability to control the environmental issues once it is rezoned to its original designation as Agricultural. He expressed agreement with Councilmember Bush's comments regarding the Agricultural use within the power corridor.

Councilmember LeBaron believed there were higher and better uses for the property if it was to remain residential. Mr. Hess directed the Council to the illustration which identified the City's detention basin at the base of the triangle and indicated it was fenced off from neighboring properties. Councilmember LeBaron suggested relocating the detention basin and bringing the triangle into the residential piece which would make the property more feasible for the property owner to develop the property; residential. Mr. Hess reported the property owner and the City had discussed the northern triangle previously.

Mayor Shepherd expressed concern about land locking the property eliminating all future options to the property owner.

**Councilmember LeBaron moved to deny Ordinance 2015-06 authorizing the proposed rezone for property located at approximately 1365 West 25 North from R-1-8 (Residential) to A-1 (Agricultural) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

DENIAL OF ORDINANCE 2015-09 AUTHORIZING A PROPOSED AMENDMENT TO THE GENERAL PLAN'S FUTURE LAND USE MAP TO CHANGE THE DESIGNATED LAND USE CATEGORY FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM COMMERCIAL TO RESIDENTIAL

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Councilmember Bush mentioned his previous experience of 30 years in Land Use Planning had taught him it was a best practice to have commercial uses along major corridors and believed there was potential for future commercial development at that location. He expressed his opinion the commercial component at that location made more sense than residential.

Councilmember LeBaron commented the proposed residential project was beautiful and spoke to the success and reputation of the developer; however, the current multi-family projects recently discussed by the Council for consideration all have had mixed use component. He expressed his desire to witness how the mixed use development of Clearfield Station affected residential and commercial development long term. He suggested the City should be patient and stated he would like to take a wait and see approach relative to future development. He mentioned the City had recently approved a significant amount of residential with a rental component and added the City was above the State's average with respect to rental/transient population.

Councilmember Bush expressed the City wouldn't want to over saturate the rental housing component as he believed had been done during the 80's.

Councilmember LeBaron reminded the Council of a previously held work session in which the Planning Commission Chair, Nike Peterson, had requested direction from the Council on what it envisioned the City would like in the future. He suggested dividing the City into quadrants and address what the Council would like to see when it next amended the General Plan.

Councilmember Young stated he didn't want to amend the General Plan for such a small parcel.

**Councilmember Bush moved to deny Ordinance 2015-09 authorizing a proposed amendment to the General Plan's Future Land Use Map to Change the Designated Land Use Category for property located at approximately 880 South State Street from Commercial to Residential and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following**

**vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

DENIAL OF ORDINANCE 2015-07 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Brian Brower, City Attorney, recommended the Council not approve a rezone of property which would be contrary to the General Plan. He stated since approval of Ordinance 2015-09 was previously denied by the City Council; requested the Council also deny the rezone.

**Councilmember Young moved to deny Ordinance 2015-07 authorizing the proposed rezone for property located at approximately 880 South State Street from C-2 (Commercial) to R-3 (Residential) and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF A PROPOSED FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

Councilmember LeBaron requested clarification that the residential component would be completed prior to the retail component and if the retail component would remain as a “green” space or if it would visually reflect a retail footprint. Mayor Shepherd also expressed concern since a Development Agreement had not been submitted which would reflect that information.

Scott Hess, Development Services Manager, responded the actual timing hadn’t been addressed because the property was split zoned. He continued the timing hadn’t been addressed outside of the Planning Commission requiring the buildings on lots A & B front University Park Boulevard with parking to the side or rear. He suggested the Council specify its desire whether it be “green field” verses “developable”.

Mayor Shepherd pointed out previous discussions had indicated the retail component would be completed as prepped and ready to build. He suggested that was the reason why the two properties were separated was the understanding they wouldn’t be required to build the commercial component prior to the residential; however, commercial component should be specific and visually identifiable. He requested that requirement be included in the Development Agreement.

Councilmember LeBaron mentioned based on how the two commercial parcels would be maintained would also impact the storm water flow to the detention basin and asked if the run-off calculations were based on paved surface or green space. Mr. Hess responded green space had been used and any future development of parcels A and B would be captured on B.

Mr. Brower suggested the recommendation could be modified to include additional conditions which required the commercial lots to be developable.

Councilmember Young inquired why the Council would the Final Subdivision Plat should be approved prior to receiving a signed Development Agreement. Councilmember Bush stated he would rather wait and approve both the Development Agreement and the Final Subdivision Plat at the same meeting.

Mr. Brower stated if that was the case the Council would need to deny tonight's item and directing staff to place it on a future agenda. Councilmember LeBaron asked if the item could be tabled for two weeks. Mr. Brower responded that might be a better option.

Councilmember Bush inquired if the items identified by the City Engineer had been addressed. Mr. Hess expressed his opinion there wasn't anything substantive which would be changing; therefore, he recommended it be approved based on the Engineer's letter. He stated staff could administratively correct any issues on the plat. He mentioned tabling the item would hold up the developer from moving forward.

Councilmember Bush stated he wanted the Development Agreement in place prior to approving the Subdivision Plat if there was a significant list which needed to be completed. Mr. Hess assured the Council Scott Nelson, CEC Engineering, was very thorough in his review process.

Brad Allen, John Hansen Associates, requested the Council move forward given previous history of working with City staff. He stated in regards to the commercial component they had every intention of maintaining the commercial parcels which would allow them to proceed with the project as opposed to incurring an additional delay. He believed they had a Development Agreement which addressed concerns of the City.

Councilmember Bush pointed out recordation of the Final Subdivision Plat couldn't take place until the Development Agreement was in place.

Councilmember LeBaron believed it was fair to move forward at this point in time.

Mr. Brower recommended the maintenance of the commercial component would need to be included in the motion.

\*\*\*11:54:13\*\*\*

**Councilmember LeBaron moved to approve the Final Subdivision Plat for property located at approximately 938 South 2000 East as conditioned by the Planning Commission and based on the discussion and findings in the Staff Report and conditioned that the commercial component be weed free and prepared for development and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

Mr. Hess announced a Development Agreement would come before the Council for approval at its meeting scheduled for Tuesday, May 12, 2015.

APPROVAL OF ORDINANCE 2015-08 AMENDING THE MASTER DEVELOPMENT PLAN (MDP) FOR CLEARFIELD STATION, A MIXED USE DEVELOPMENT ON 70 ACRES, LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TINs: 12-066-0071, 12-067-0139)

The City Council approved the Master Development Plan (MDP) for the Clearfield Station Project on March 11, 2014. It became apparent that some clarification would be required as to the intent of the MDP regarding the amount of stucco which would be allowed on the exterior facade of residential buildings. Additionally, some minor modifications were necessary to the phasing plan to accommodate the development of the property. The Planning Commission reviewed the proposed modifications on April 1, 2015 and found they did not constitute a material change to the MDP and recommended approval to the City Council.

Scott Hess, Development Services Manager, reported the following changes to the MDP:

- Changing the phasing plan within Phase 1B to allow two additional residential buildings which were previously to be completed in Phase 2B. He stated the Planning Commission found this was not a material change and therefore it didn't need to go through a full zoning change. He continued justification for that reasoning was that it didn't change final terms of the Master Development Plan and the total number of units remained the same.
- He reported staff had also recognized the opportunity to correct an issue in Section 5.4.1D – Materials & Colors. He continued it was originally stated that EIFS (Exterior Insulation and Finish System) was limited to thirty percent of the exterior and the Planning Commission recommended to include EIFS, stucco and all stucco-like materials be limited to thirty percent of the total exterior.

**Councilmember Young moved to approve Ordinance 2015-08 amending the Master Development Plan (MDP) for Clearfield Station, a mixed use development on 70 acres, located at approximately 1250 South State Street (TINs: 12-066-0074, 12-067-0139) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF RESOLUTION 2015R-11 APPROVING THE REVISED MASTER DEVELOPMENT AGREEMENT (MDA) BETWEEN THE CITY, THE PROPERTY OWNER AND THE DEVELOPER FOR THE CLEARFIELD STATION PROJECT

Clearfield Station was a proposed mixed-use development on the 70 acres adjacent to the FrontRunner station at 1250 South State Street. The Master Development Agreement (MDA) for this project was originally approved on March 11, 2014. The rezone to MU (Mixed Use) and the Master Development Plan were also approved at the same meeting. However, that version of the MDA had not been executed by any of the parties, and was therefore not in effect. The current version of the MDA incorporated the following changes: 1) Phase 1A to begin construction no later than 2015 (was 2014) and completed by December 31, 2018 (was 2017); 2) Phase 1B to include 216 units in nine buildings (was 168 units in seven buildings); 3) Vertical construction on Phase 1B not allowed until both flex buildings from Phase 1A have “gone vertical;” 4) Phase

2B to have 48 units in one building (was 96 units in three buildings); 5) Vertical construction on Phase 2B not allowed until both flex buildings in Phase 2A have “gone vertical;” 6) Makes accommodation for the possibility of Depot Street improvements being installed by another party, in which case Clearfield Station, LLC, would reimburse that party for its share; and 7) Incorporates the updated/amended MDP as an exhibit to the MDA.

JJ Allen, Assistant City Manager, pointed out the following changes:

- Incorporate changes to the Phasing:
  - 48 units from Phase 2B moved to Phase 1B
- Make an accommodation for the possibility that Depot Street would be constructed not by Clearfield Station project but by another development to the north. He mentioned if that was the case Clearfield Station would reimburse the developer. He stated the MPA spoke to a reimbursement agreement.
- Incorporate updates from the MDP

He stated as a result of the changes in phasing, Exhibit E (Impact Fee Credits) also needed to be updated and there was a minor change to Exhibit C, moving the timing up for installation of a sewer pump station.

Amber Hansen, Thackeray Garn, reported they anticipated an early summer construction on the flex buildings and summer construction residential. She indicated financing for the project was coming to a close.

**Councilmember Benson moved to approve Resolution 2015R-11 Authorizing the revised Master Development Agreement (MDA) between the City, the property owner and the developer for the Clearfield Station project and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

#### APPROVAL OF A PROPOSED FINAL SUBDIVISION PLAT FOR CLEARFIELD STATION PHASE I

Scott Hess, Development Services Manager, stated this would be final acceptance of the subdivision plat based on the changes to the MDA and MDP for the Clearfield Station project. He stated staff would ensure all redlines were corrected and place addresses on the parcels.

**Councilmember LeBaron moved to approve the updated Final Subdivision Plat for Clearfield Station Phase I as conditioned by the Planning Commission and based on the discussion and findings in the Staff Report and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

Brian Brower, City Attorney, stated staff would also ensure an executed Development Agreement was in place prior to signing off on the subdivision plat.

APPROVAL OF THE AWARD OF PROPOSAL FOR RESIDENTIAL SOLID WASTE SERVICES AND RECYCLABLES COLLECTION TO WASTE MANAGEMENT

The City recently requested proposals to perform residential solid waste and recyclables collection services. Three proposals were received by qualified companies. Staff reviewed and rated the proposals and was recommending the proposal be awarded to Waste Management to provide the services.

Rich Knapp, Administrative Services Director, explained the City went out to bid for solid waste and recyclable services and received three bids. The bids were reviewed and staff was recommending to continue with Waste Management for solid waste for five years including recyclables.

**Councilmember Benson moved to approve the award of proposal for solid waste services and recyclables collection services to Waste Management and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF THE AWARD OF BID TO A-1 ABATEMENT TO PERFORM ASBESTOS ABATEMENT FOR STRUCTURES LOCATED AT 310 SOUTH 500 EAST AND 497 SOUTH MAIN STREET

Mayor Shepherd requested the motion reflect the address of 559 South Main Street and not 497 South Main Street.

Staff had solicited bids for the abatement of existing asbestos at the listed locations prior to demolition this spring. Five vendors submitted qualified bids and each bid was reviewed and raked by staff based on the guidelines included in the request for proposals (RFP). Based on the review, the lowest responsible bid was received from A-1 Abatement with the bid amount of \$7,917.24.

**Councilmember LeBaron moved to approve the Award of Bid to A-1 Abatement to perform asbestos abatement for structures located at 310 South 500 East and 559 South Main Street for the bid amount of \$7,917.24 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF THE AWARD OF BID TO GRANT MACKAY COMPANY INC. FOR THE DEMOLITION OF BUILDINGS LOCATED AT 310 SOUTH 500 EAST AND 559 SOUTH MAIN

Staff had solicited bids for the demolition of buildings at the listed locations. Two vendors submitted qualified bids and each bid was reviewed and ranked by staff based upon the guidelines included in the request for proposals (RFP). Based upon this review, the lowest responsible bid was received from Grant Mackay Company Inc. with the bid amount of \$38,000.

**Councilmember Bush moved to approve the award of bid to Grant Mackay Company Inc. for the demolition of buildings located at 310 South 500 East and 559 South Main for the bid amount of \$38,000 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

## COMMUNICATION ITEMS

### ***Mayor Shepherd***

1. Announced he would be out of town from May 12-16, 2015 and the following week. He stated Mayor Pro Tem LeBaron would act in his stead during his absence.
2. Complimented staff for participating in Take Pride in Clearfield Day and informed the Council of one of the City's police officers who lived in another city that brought her family to participate in the service.

***Councilmember Benson*** – Commented on the success of Take Pride in Clearfield and mentioned it was great to see the number of youth and their excitement at being involved within their community. She reported she had gone to those areas in which they were serving and witnessed their hard work. She expressed appreciation to staff for their efforts.

### ***Councilmember Bush***

1. Expressed appreciation to staff for their efforts associated with Take Price in Clearfield on Saturday, April 25, 2015 and the Arbor Day celebration on Friday, April 24, 2015. He mentioned a tree was planted in honor of Foster Chandler at Bicentennial Park.
2. Announced he would be attending a conference on behalf of the North Davis Sewer District in St. George. He stated he would be attending classes on nutrients for sewer plants and the EPA (Environmental Protection Agency) guidelines. He stated he would share a report after he returned.

***Councilmember Jones*** – Echoed the other remarks regarding the success of Take Pride in Clearfield on Saturday, April 25, 2015. He reported his neighborhood completed service for approximately nine hours.

***Councilmember LeBaron*** – Reported the Youth in the southern portion of the City contributed approximately 290 hours of service on Take Pride in Clearfield Day on Saturday, April 25, 2015. He stated it was a wonderful thing to have so many hours contributed to benefit the City.

***Councilmember Young*** – expressed appreciation to the residents who participated in Take Pride in Clearfield Day on Saturday, April 25, 2015.

### ***Adam Lenhard, City Manager***

1. Announced UDOT (Utah Department of Transportation) Open House regarding the 300 North bridge reconstruction project would take place tomorrow Wednesday, April 29, 2015 at Holt Elementary.
2. Informed the Council the H Street pond reconstruction engineering and estimates were coming in and indicated they were probably out of City's price range.

## STAFFS' REPORTS

***Eric Howes, Community Services Director*** – Reported on statistics regarding the Take Pride In Clearfield Day on Saturday, April 25, 2015:

- 46 people signed in at Fisher Park. He indicated the majority of participants didn't sign in.
- There was one group of approximately 140 volunteers
- Another group of approximately 40 volunteers
- Three projects were completed for the City – Clearfield Aquatic Center playground; Fox Hollow, and Island View Park
- He reported there were numerous neighborhood projects and reported on one specific project in which an elderly couple which had Code Enforcement issues in the past and who weren't able to complete the necessary improvements on their own. He mentioned it had been a huge benefit to the community that volunteers were able to help remedy the problem. He reported staff hauled away six loads of debris on Monday morning. He stated the event had been a great project and indicated some groups would be completing projects on another day.

***Nancy Dean, City Recorder***

1. Updated the Council on the following meeting schedule:
  - Stated two Planning Commission decision appeals had been received by the Recorder's office. The appeal would be heard on Wednesday, May 27, 2015. Brian Brower, City Attorney, mentioned the date was tentative as not all parties had confirmed that date.
  - Stated there would possibly be no meeting on Tuesday, May 5, 2015.
  - Policy session on Tuesday, May 12, 2015 and announced approval of tentative budget would take place that evening.
  - Policy session on Tuesday, May 26, 2015.
2. Announced Declaration of Candidacy would begin Monday, June 1-June 8, 2015. She stated there were three City Council positions were up for election.

**Councilmember LeBaron moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 8:20 p.m., seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

*\*\*The minutes for the CDRA are in a separate location\*\**



## LOCAL FIRST UTAH'S INDEPENDENTS WEEK Proclamation

**WHEREAS**, Independents Week provides a time to celebrate the independence of the members of the community of Clearfield and the entrepreneurial spirit represented by our core of local independent businesses; and

**WHEREAS**, the individual decisions every community member makes today affect the future of Clearfield; and

**WHEREAS**, Clearfield's local independent businesses help preserve the uniqueness of the community and give us a sense of place; and

**WHEREAS**, Clearfield's core of independently-owned businesses give back to this community in goods, services, time and talent; and

**WHEREAS**, the health of Clearfield's economy depends on our support of businesses owned by our friends and neighbors; and

**WHEREAS**, Clearfield's independent business owners and employees enrich the shopping experience of community members shopping with their knowledge & passion;

**NOW, THEREFORE**, I, Mark Shepherd, Mayor of Clearfield City, do hereby proclaim the week of July 1-7, 2015, as "Independents Week," and encourage all Clearfield residents to buy local first, and salute our community members and locally owned independent businesses who are integral to the unique flavor of Clearfield and honor their efforts to make Clearfield the place we want to live and work.

IN WITNESS WHEREOF, I hereunto set my hand and cause the seal of Clearfield City to be affixed this twelfth day of May, 2015.

---

Mark Shepherd, Mayor

# CLEARFIELD CITY RESOLUTION 2015R-10

## FIVE-YEAR CONSOLIDATED PLAN (2015-2020)

**A RESOLUTION OF CLEARFIELD CITY, UTAH, ADOPTING THE FIVE-YEAR CONSOLIDATED PLAN (2015-2020); AUTHORIZING CONFORMANCE OF THE CONSOLIDATED PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Clearfield City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, Clearfield City is an entitlement community under the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development (HUD);

**WHEREAS**, Clearfield City is responsible for overseeing the creation and implementation of its Five-Year Consolidated Plan as part of the CDBG program;

**WHEREAS**, Clearfield City has prepared a Five-Year Consolidated Plan to submit to HUD relating to the CDBG program;

**WHEREAS**, the Five-Year Consolidated Plan prepared by Clearfield City details the use of CDBG funds for the benefit of low-income and moderate-income residents and for other eligible persons and activities;

**WHEREAS**, Clearfield City had held the required public hearings and completed the public comment period for the Five-Year Consolidated Plan;

**NOW, THEREFORE**, be it resolved by the City Council of Clearfield City as follows:

**Section 1:** Adoption. The City Council hereby adopts the Five-Year Consolidated Plan, attached hereto as Exhibit "A" and incorporated by herein this reference, for the period set forth in said Plan.

**Section 2:** Authorization. City staff is hereby authorized to make any technical changes to this Five-Year Consolidated Plan necessary to bring it into conformance with any HUD requirement. The Mayor is hereby authorized to execute any and all certification, documents, or other instruments necessary for the adoption and implementation of this Five-Year Consolidated Plan.

**Section 3:** Effective Date. This Resolution shall be effective immediately upon passage and approval.

Passed and adopted by the City Council at its regular meeting on the 12<sup>th</sup> day of May, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

\_\_\_\_\_  
Nancy R. Dean, City Recorder

\_\_\_\_\_  
Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

# 2015 – 2019 CONSOLIDATED PLAN and 2015 ANNUAL ACTION PLAN

FOR THE CLEARFIELD CITY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



Prepared by LaNiece D. Davenport  
May 2015



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## Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### **1. Introduction**

The City of Clearfield's 2015 – 2019 Consolidated Plan is a comprehensive document that promotes a coordinated approach to housing, community, and economic needs that could be funded by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. It provides direction on the investment of CDBG dollars over the next five years, from 2015 – 2019. Additionally, each year, the City will produce an Annual Action Plan that details how the City will carry out the goals and objectives identified in this Plan.

### **2. Summary of the objectives and outcomes identified in the Plan needs assessment overview**

The Strategic Plan outlines the following priority needs. These needs are based on the information from the needs assessment and market analysis.

Consolidated Plan Priority Needs:

- Case Management and Supportive Services - Low
- Homeless Prevention - Low
- Affordable Housing for Extremely and Very Low Income Households – High
- Housing Rehabilitation and Opportunity - High
- Job Creation and Retention - High
- Public Improvements - High
- Public Services - High

### **3. Evaluation of past performance**

Each year, the City of Clearfield reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days after the start of each new program year.

### **4. Summary of citizen participation process and consultation process**

The City conducted outreach and consultation efforts with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care in preparing this Plan. The City conducted various outreach efforts to ensure participation. These efforts are further described in the Citizen Participation and Consultation section of the Plan.

Public comments on the draft Consolidated Plan and Annual Action Plan were sought during a 30-day public comment period that began March 24, 2015 and concluded April 23, 2015.

**5. Summary of public comments**

***The City did not receive any public comment during the 30-day public comment period. Yet, the comments received through the Community Needs Assessment Survey are found in the Citizen Participation section of the Plan.***

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received were taken into consideration in preparing this Plan. All of the comments were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

**7. Summary**

This Plan used broad participation and outreach efforts in order to identify the City's future housing, community, and economic development needs. All of the comments from the Community Needs Assessment Survey were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

This Plan also outlines a strategy for implementing the goals and objectives identified in the Plan. The City will utilize CDBG funds to leverage other public and private investment to implement priority goals.

## The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLEARFIELD	Community
CDBG Administrator		

**Table 1 – Responsible Agencies**

### ***Narrative***

The City of Clearfield's Community Development Department is the lead agency for preparing and administering the Consolidated Plan.

### ***Consolidated Plan Public Contact Information***

Clearfield City Community Development Services  
Community Development  
Clearfield City Hall  
55 South State Street  
Clearfield, UT 84015  
Telephone: 801-525-2781  
Email: smillgate@clearfieldcity.org

**1. Introduction**

The City of Clearfield conducted outreach and consultation efforts with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care in preparing this Plan.

***Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).***

In order to enhance coordination efforts between the City and the public housing providers, private industry, governmental health, mental health, and other service agencies the City sought their feedback and suggestions. The City incorporated these suggestions into the Annual Action Plan(s) through 2019.

***Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness***

Utah has 3 Continuum of Care's (CoC): Salt Lake and Tooele, Utah Balance of State, and Mountainlands. The City of Clearfield is part of the Balance of State CoC. The City is supportive of existing and future efforts and activities that are accomplished through the following service providers that address the needs of homeless persons: Balance of State Continuum of Care, Family Connection Center, and the Davis Community Housing Authority. One such effort is the Regional Coordinated Assessment plan. The plan allows for a coordinated effort among providers in order to prioritize the needs of their clients across organizational boundaries. Each provider uses the same assessment tool when individuals and families are in need of services. All persons are assessed by acuity. Those persons with the highest need, or that have the most vulnerability, are prioritized. Those with the highest priority of need are given the first opportunity to receive housing with supportive services. The providers in Davis County that currently participate include: Family Connection Center, Safe Harbor, Davis Behavioral Health, and the Davis Community Housing Authority.

The City of Clearfield does not operate any homeless facilities or provide homeless services directly. However, in addition to the efforts above, the City supports the programs and facilities offered by other local and state agencies through sales tax re-distribution. The City levies a 1% sales and use tax on all transactions in the City. The state withholds a small portion of this tax from Clearfield City to be distributed for the benefit of emergency food and shelter programs. Additionally, over the next five years, the City will increase coordination efforts by participating in the County's Local Homeless Coordinating Committee meetings. This will help ensure that local and regional goals and objectives are met, efforts are not duplicated, and communication is improved.

***Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS***

The City of Clearfield does not receive ESG funds.

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

***2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities***

Refer to Table 2 below.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Family Connection Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Children Services - Homeless Services - Education Services - Employment Service - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non - Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the Needs Assessment Survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
2	<b>Agency/Group/Organization</b>	Midtown Community Health Center
	<b>Agency/Group/Organization Type</b>	Services - Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
3	<b>Agency/Group/Organization</b>	Davis County Health Department
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Elderly Persons Services - Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Families with children Non - Homeless Special Needs Anti - poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
4	<b>Agency/Group/Organization</b>	Davis School District
	<b>Agency/Group/Organization Type</b>	Services - Education Other government - District

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
5	<b>Agency/Group/Organization</b>	Davis Community Learning Center
	<b>Agency/Group/Organization Type</b>	Services - Education Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
6	<b>Agency/Group/Organization</b>	Alzheimer's Association
	<b>Agency/Group/Organization Type</b>	Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Non-homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
7	<b>Agency/Group/Organization</b>	Davis County Senior Services
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities Services - Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
8	<b>Agency/Group/Organization</b>	Davis County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
9	<b>Agency/Group/Organization</b>	McKay-Dee Hospital
	<b>Agency/Group/Organization Type</b>	Services - Health Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Needs Assessment Survey
10	<b>Agency/Group/Organization</b>	Balance of State Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the needs Community Needs Assessment Survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
11	<b>Agency/Group/Organization</b>	Davis Community Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services - Homeless Services - Education Services - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-homeless Special Needs HOPWA Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives and the organization participated in the needs Survey. Improved coordination can take place through the efforts of the Local Homeless Coordinating Committee.
12	<b>Agency/Group/Organization</b>	Wasatch Front Regional Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with agency representatives

***Identify any Agency Types not consulted and provide rationale for not consulting***

Efforts were made to consult as broadly as possible. No particular agency was excluded from participation.

***Other local/regional/state/federal planning efforts considered when preparing the Plan***

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Utah Balance of State Continuum of Care	Homelessness services and strategies.
Clearfield/Layton Circulator Feasibility Study	Metro Analytics	Transportation and infrastructure services and strategies.
Davis County 2011-2016 Strategic Plan	Davis County	Housing, homelessness, non-housing community development needs and strategies.
Regional Analysis of Impediments to Fair Housing	Bureau of Economic and Business Research, University of Utah	Housing, special needs, homeless services and strategies.
Comprehensive Economic Development Strategy	Wasatch Front Economic Development District	Housing, non-housing community development, and economic development strategies.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Clearfield City, Utah Annual Budget	City of Clearfield	Housing, non-housing community development, and economic development strategies.

**Table 3 – Other local / regional / federal planning efforts**

***Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))***

The City of Clearfield coordinates with adjacent units of local government, including Davis County, the Wasatch Front Regional Council / Wasatch Front Economic Development District, the Hill Air Force Base, and others (as needed) to ensure the implementation of the Consolidated Plan. These efforts include local and regional meetings in which representatives from local governments attend, monthly technical advisory meetings made up of planners and engineers from nearby cities, and other meetings / membership that assist in the Plan’s implementation.

## PR-15 Citizen Participation

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### ***Summarize citizen participation process and how it impacted goal-setting***

One of the City's initial goals was to encourage broad participation in order to create a well-rounded priority needs and targeted area assessment, increase coordination among partners, leverage activities, expand upon existing efforts, increase citizen feedback, and seek feedback on the Consolidated Plan. To this end, the City of Clearfield encouraged and sought broad participation but especially encouraged participation from low and moderate income persons, residents of slum and blighted areas, residents of predominantly low and moderate income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith based organizations. The City used a variety of participation tools including an online and paper copy Community Needs Assessment Survey, interviews, public hearing, utility billing, online tools, and a public open house.

The City's largest minority population is made of Hispanic and/or Latino persons. In order to encourage participation from these minorities, the public hearing announcement was published in the newspaper in both Spanish and English. Efforts were made to make the Survey available in Spanish and resources for translators were made available at the public hearing.

An online Community Needs Assessment Survey was created to seek additional participation. The City delivered paper copies of the Survey to the senior center, health department, Family Connection Center, and the family resource centers in order to encourage participation from persons with disabilities. Refer to Appendix B to view the City's Community Needs Assessment Survey.

The feedback and input the City received from the consultation and citizen participation was vital in identifying the Plan's goals and objectives. The input was sorted into common themes or recurring needs which were then used to identify strategies and objectives.

***Citizen Participation Outreach***

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response/Attendance</b>	<b>Summary of Comments Received</b>	<b>Summary of Comments Not Accepted and Reasons</b>	<b>URL (if applicable)</b>
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City held a public hearing in conjunction with the City's Council meeting on January 13, 2015 at 7:00 pm at the City Hall. The public hearing was noticed in the City's newspaper of general circulation, the Standard Examiner, the City's website, the City building, the City's Post Office, the Freeport Center Post Office, the Davis North Library branch, and the City Hall. The notice was published in both English and Spanish in order to garner as much participation as possible from the City's largest minority group. The intent of the hearing was to inform persons of the amount of federal assistance the City expects to receive and the range of activities the CDBG	No comments were received at the hearing.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
			program can fund, and to provide a forum for residents, local officials, and others to contribute to the Plan and the Plan's development process.			
2	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The notice was published in the Standard Examiner in both English and Spanish.	Some of the Survey participants could have found out about the Survey from the newspaper ad.	None	
3	Utility billing	Minorities  Persons with disabilities  Non-targeted/broad	A notice of the public hearing and the Needs Assessment Survey went to all residents.	Some of the Survey participants could have found out about the Survey from the utility bill and the ad.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
		community  Residents of Public and Assisted Housing				
4	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A notice of the hearing and the Survey was posted on the City's website. Not sure how many people viewed it.	Some of the Survey participants could have found out about the Survey from the internet.	None	<a href="http://www.clearfieldcity.org/government/cdbg/plans_legal_documents/">http://www.clearfieldcity.org/government/cdbg/plans_legal_documents/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
5	Utility billing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	<p>The City requested that citizens, public agencies, and any other interested person complete the Survey. A link to the Survey was posted on the City's website at <a href="http://www.clearfieldcity.org">www.clearfieldcity.org</a>, included in the City's utility billing in order to ensure each citizen received a copy, sent via email to specific service providers to ask that they distribute to their clientele, and announced and made available at the first public hearing. Paper copies of the Survey were distributed throughout the City Hall, the Senior Services building, Family Connection Center, and Safe Harbor. In all, there were 27 responses to the Survey. The Survey was open from January 13, 2015 through February 12, 2015. The paper copies of the Survey</p>	<p>Responses varied but all participants answered questions related to housing, homelessness, community services and facilities, economic needs, and infrastructure needs. Participants were also invited to inform the city of any other need or concern that they had.</p>	n/a	<a href="https://www.surveymonkey.com/s/5T93FW9">https://www.surveymonkey.com/s/5T93FW9</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
			<p>were entered manually into Survey Monkey. Respondents were asked to provide their name and affiliation in order to better understand the varying needs from the citizen's perspective as well as the service provider perspective. However, we did not ask how they heard about the Survey.</p>			
6	Utility billing	Non-targeted/broad community	<p>To provide further opportunities for engagement from members of the public and other interested persons, the Survey was made available at a public stakeholder holder meeting and open house sponsored by the region's metropolitan planning organization, the Wasatch Front Regional Council. Paper copies of the Survey were made available to participants that live, work or</p>	<p>The City received feedback from 1 person who completed a paper copy of the Survey. The participant answered questions related to housing, homelessness, community services and facilities, economic needs, and infrastructure needs.</p>	none	<a href="http://www.wfrc.org">www.wfrc.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
			play in the City. There were representatives from neighboring jurisdictions as well as members of the public in attendance. One person completed the Survey. The meeting and open house were held at Roy City Hall in Roy City on February 9, 2015 from 1:00 to 3:00 and 3:00 to 5:00 pm respectively.			
7	Utility billing	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not sure how many people saw the notice that was posted at the post office, library or throughout the City building.	Some of the Survey participants could have found out about the Survey from these postings.	n/a	
8	Public hearing	Non-targeted/broad	The City held a public hearing in conjunction with the City's	No comments were received.	No comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
		community	Council meeting on March 24, 2015 at 7:00 pm at the City Hall. The public hearing was noticed in the City's newspaper of general circulation, the Standard Examiner, the City's website, the City building, the City's Post Office, the Freeport Center Post Office, the Davis North Library branch, and the City Hall. The intent of the hearing was to receive input from the public regarding the five-year Consolidated Plan. The comment period ended on April 23, 2015.		were received.	

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### **Needs Assessment Overview**

The following needs assessment is based on figures and data provided by HUD Comprehensive Housing Affordability Strategy (CHAS) data, U.S. Census Bureau's American Community Survey (ACS) data, the Regional Analysis of Impediments to Fair Housing study, Community Needs Assessment Survey, and consultation with the region's housing authority and Continuum of Care.

Assessing the housing needs within the City of Clearfield allows the City the ability to consider existing and longer term funding priorities.

### NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

#### **Summary of Housing Needs**

Clearfield City used the Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data to create a framework for overall housing needs. The needs were used as a basis for selecting priority needs and projects to be funded by HUD's Community Development Block Grant program. Priority needs were identified for housing, homelessness, special needs, and non-housing community development. The priority needs were used to select specific activities for the 2015-2019 Consolidated Plan and related annual action plan.

The City's population is just shy of 30,000 people and has about 9,700 households of which 69% are families. A majority of the households are middle class families. Of all the households, the majority of households are small family households making up 51%. According to HUD, a "small family" household has 1-2 family members and a "large family" household has 3 or more family members. Additionally, 31% of households have at least one child aged 6 years old or younger. The next largest household type are large family households making up 18% of the households. Only 4% of the homes are inhabited by persons 75 years or older and 10% contain at least one person 62-74 years of age. Many Hill Air Force Base military members and their families live "off base" in Clearfield City and surrounding cities.

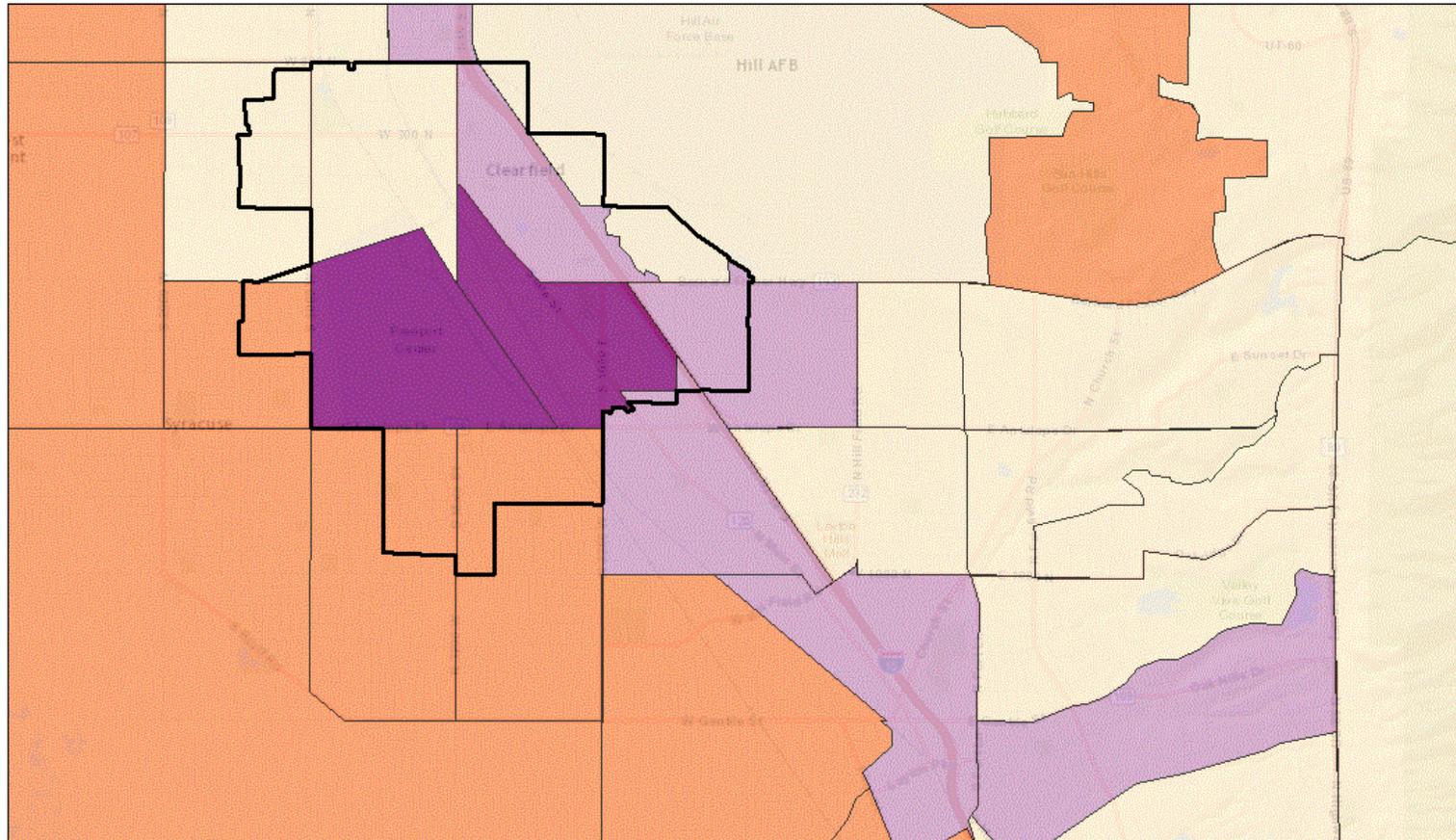
In terms of neighborhoods, South Clearfield is a somewhat isolated neighborhood located along the southern edge of the City. It is isolated from the rest of the City due to the Freeport Center which is a large manufacturing center and Clearfield Job Corps both of which are located to the north of the neighborhood. Hill Air Force Base, one of Utah's largest employers and Davis County's largest employer, is located in the northeastern portion of the City.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	25,974	29,904	15%
Households	7,838	9,702	24%
Median Income	\$38,946.00	\$45,723.00	17%

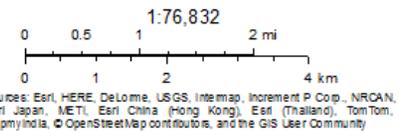
**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

2D Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



February 21, 2015



**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	1,320	1,420	2,460	1,165	3,340
Small Family Households *	460	785	1,315	655	1,695
Large Family Households *	250	280	455	145	585
Household contains at least one person 62-74 years of age	220	100	160	120	385
Household contains at least one person age 75 or older	49	65	100	70	110
Households with one or more children 6 years old or younger *	355	650	970	390	610
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

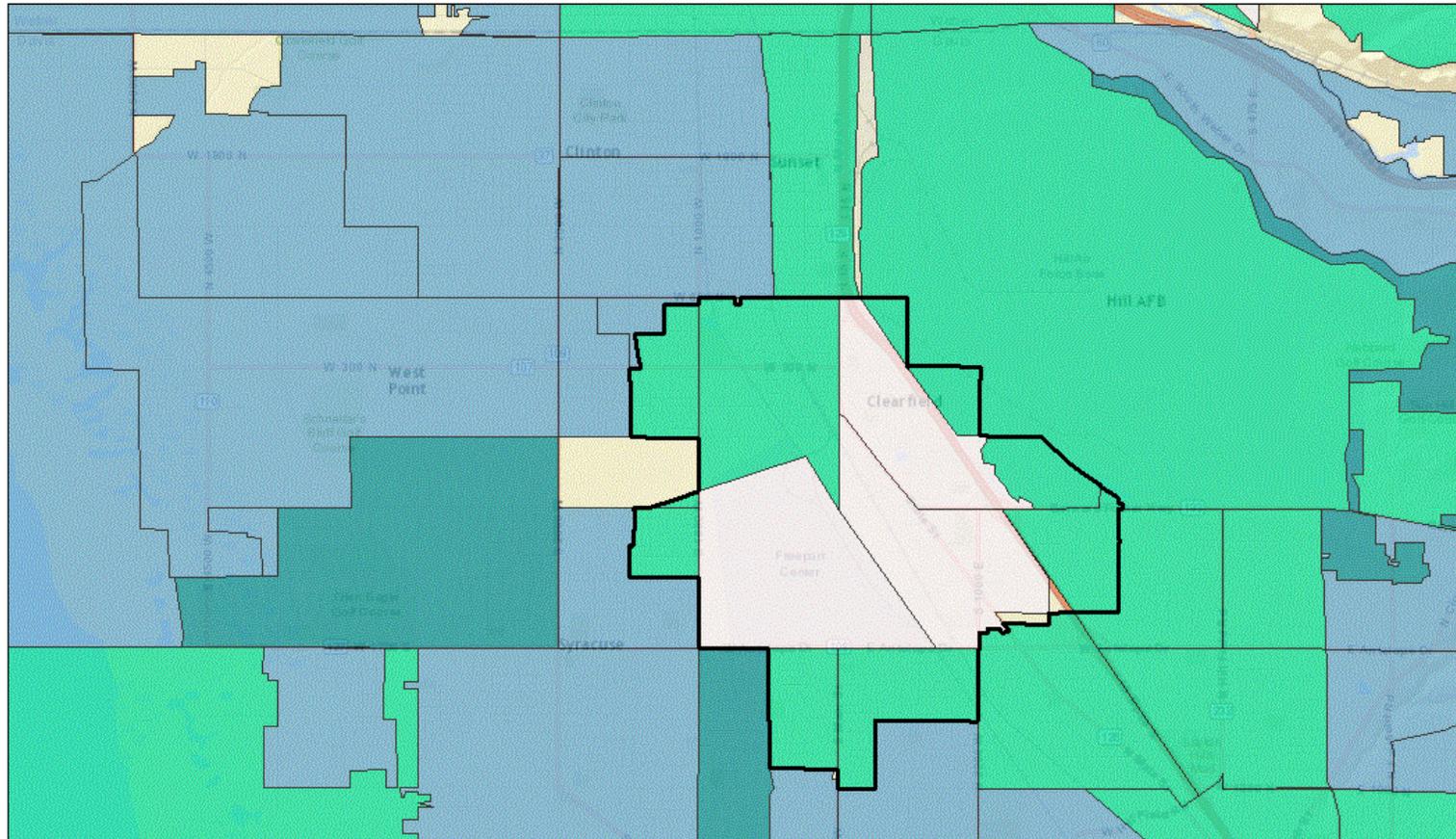
Data Source: 2007-2011 CHAS

**Workforce Housing**

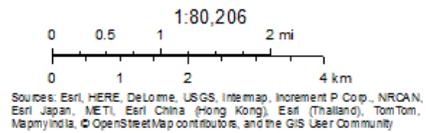
In terms of workforce, the City is a job center for manufacturers and is home to many of the State’s and County’s largest employers: Hill Air Force Base, Lifetime Products, Utility Trailer Manufacturing Company, ATK Space Systems, Inc., Clearfield Job Corps, Futura Industries Corp., Worthington Foods, Inc., and Smith Sport Optics, Inc. The average monthly wage in the manufacturing sector in Davis County is \$4,356. The average monthly wage in the durable goods wholesale trade sector in Davis County is \$4,409. The average monthly wage in the Federal Government sector in Davis County is \$5,579 and Local Government is \$2,531. Additionally, the majority of households in the City earn a moderate income meaning they earn 80-100% of the area median income.

The City should focus workforce housing near the major employers mentioned above. Additionally, the housing should be affordable so that the average household does not spend more than 30% of their income on housing related expenses.

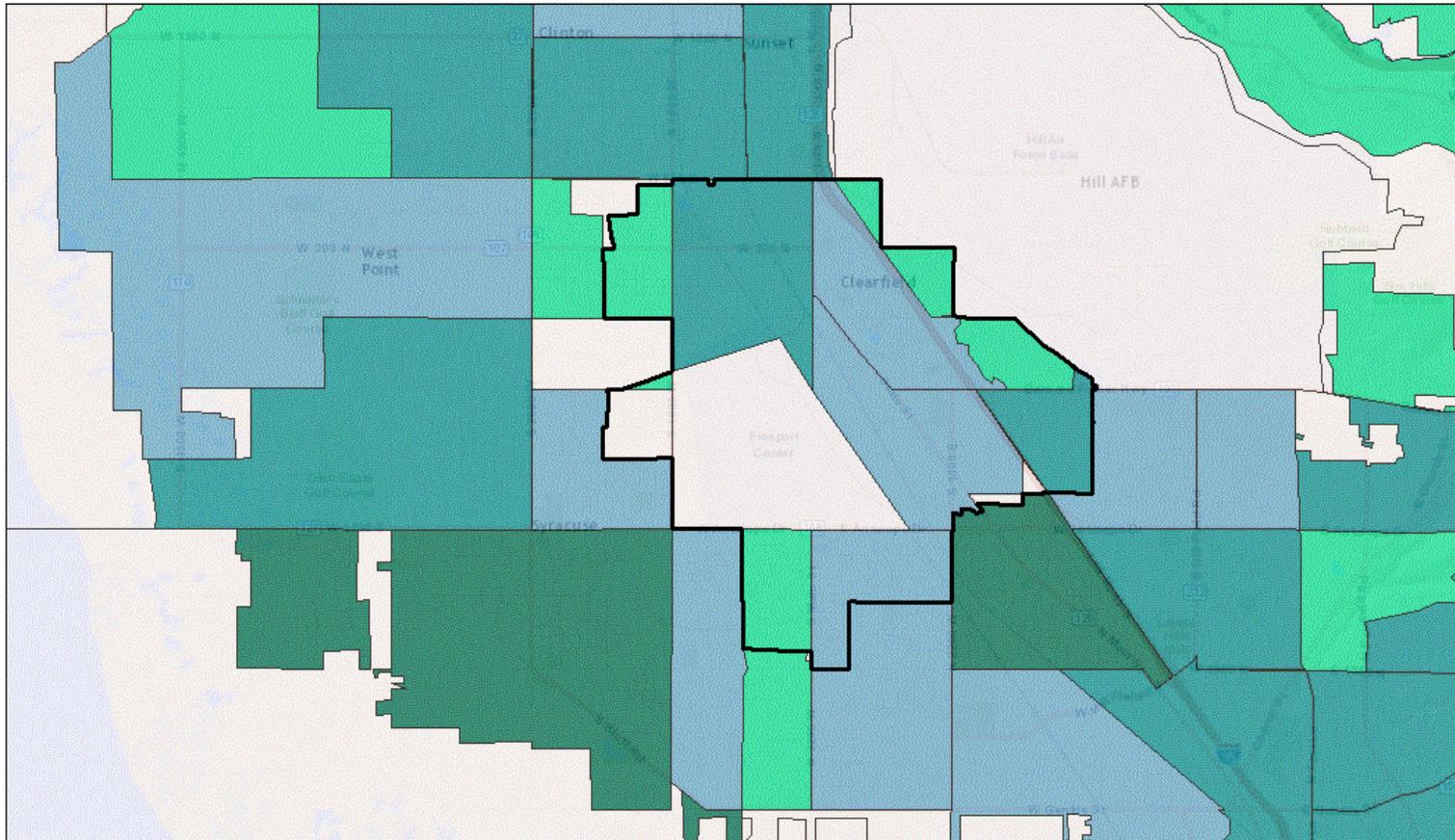
# CPD Maps - Median HH Income - Consolidated Plan and Continuum of Care Planning Tool



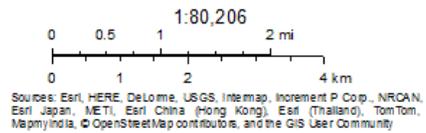
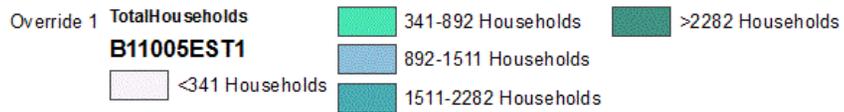
February 14, 2015



# CPD Maps - Total Households - Consolidated Plan and Continuum of Care Planning Tool



February 14, 2015



***Housing Needs Summary Tables***

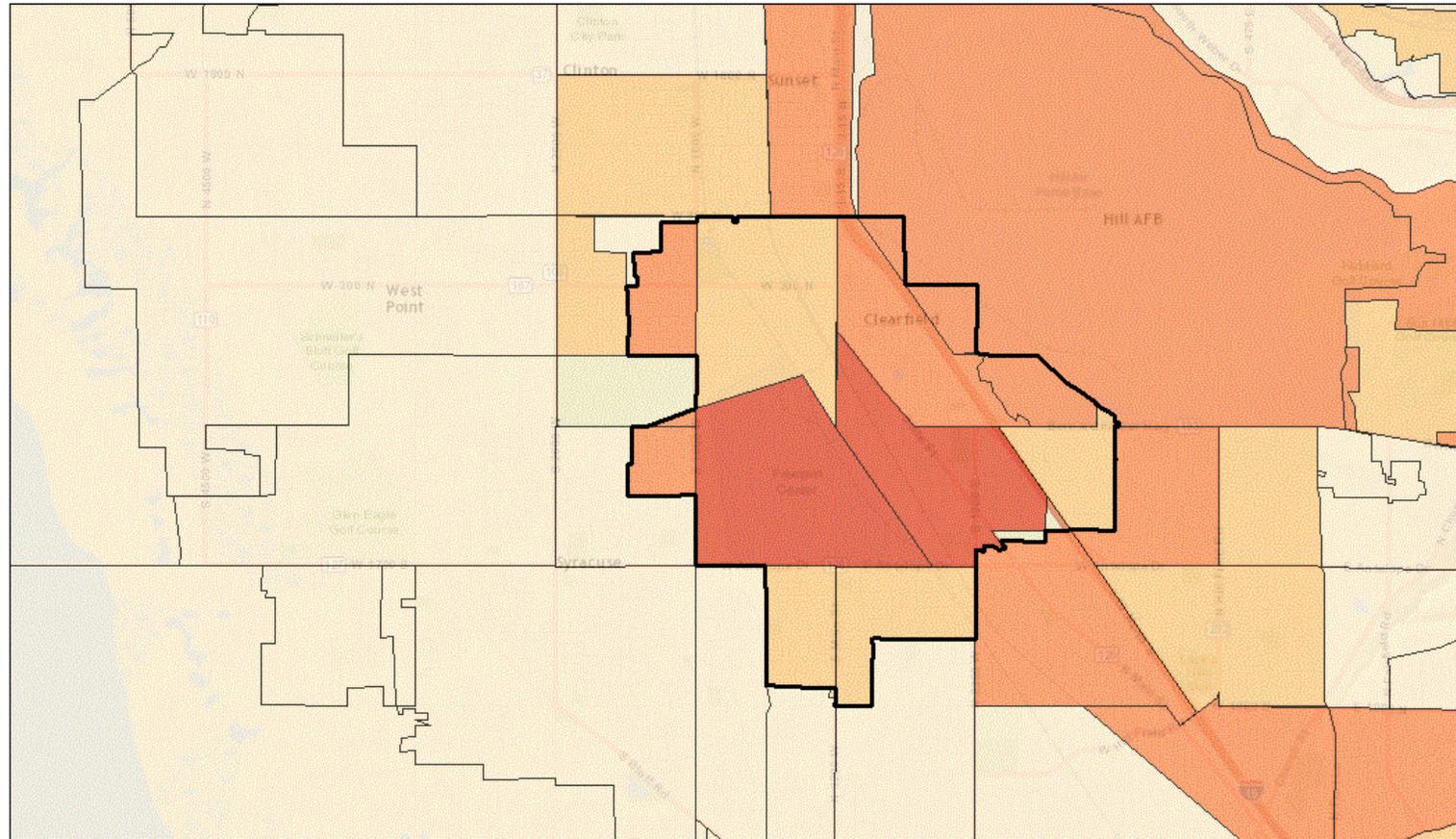
**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	20	25	20	65	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	35	30	10	100	35	30	25	10	100
Housing cost burden greater than 50% of income (and none of the above problems)	560	130	0	0	690	145	130	55	0	330
Housing cost burden greater than 30% of income (and none of the above problems)	230	565	590	10	1,395	25	180	520	235	960
Zero/negative Income (and none of the above problems)	75	0	0	0	75	0	0	0	0	0

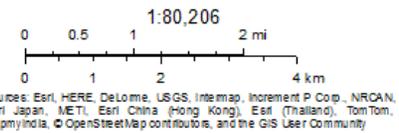
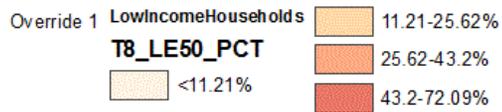
**Table 7 – Housing Problems Table**

Data Source: 2007-2011 CHAS

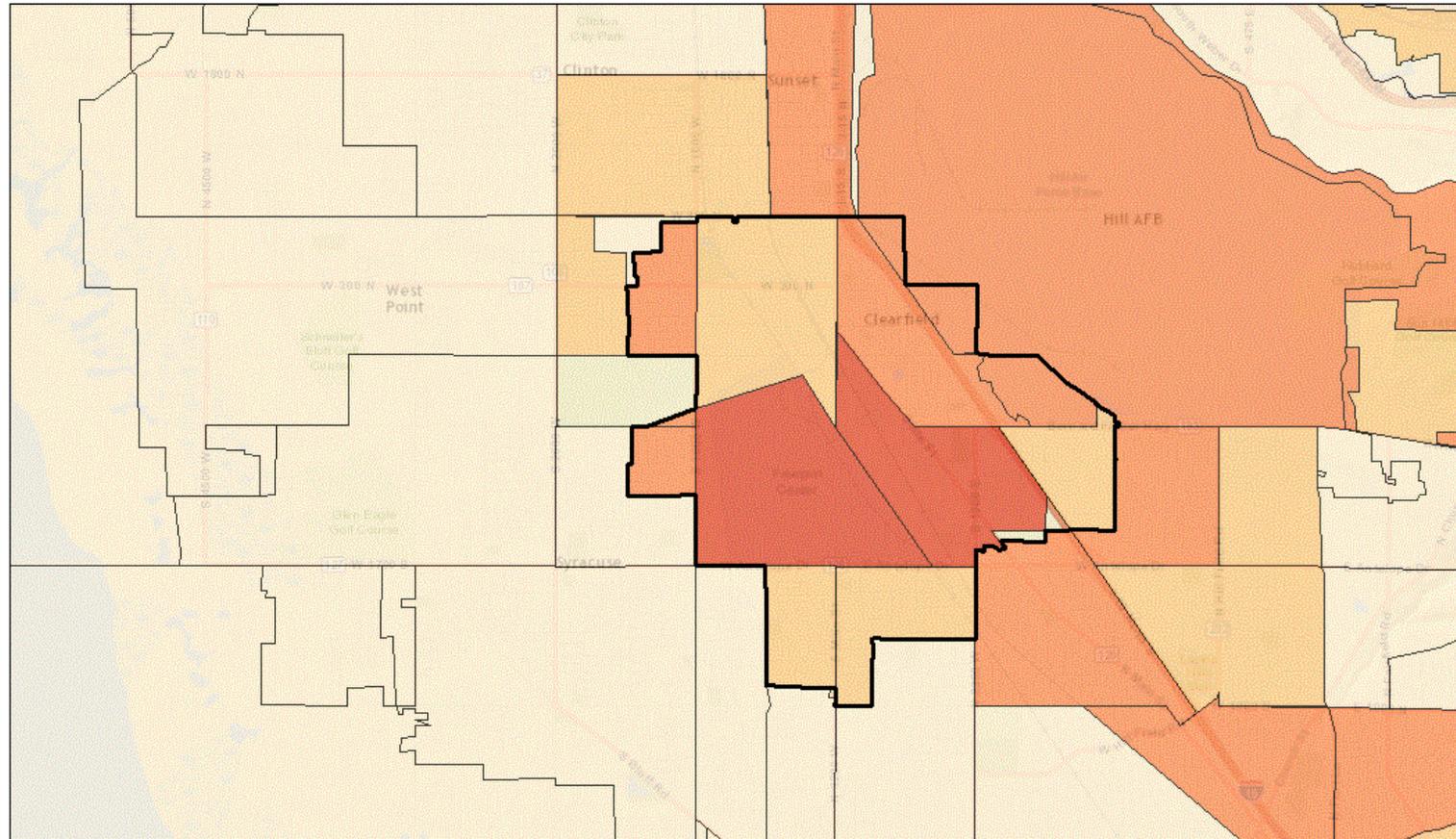
# CPD Maps - % Low Income Households - Consolidated Plan and Continuum of Care Planning Tool



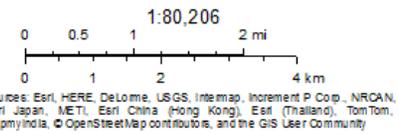
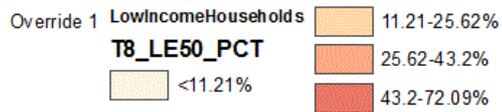
February 14, 2015



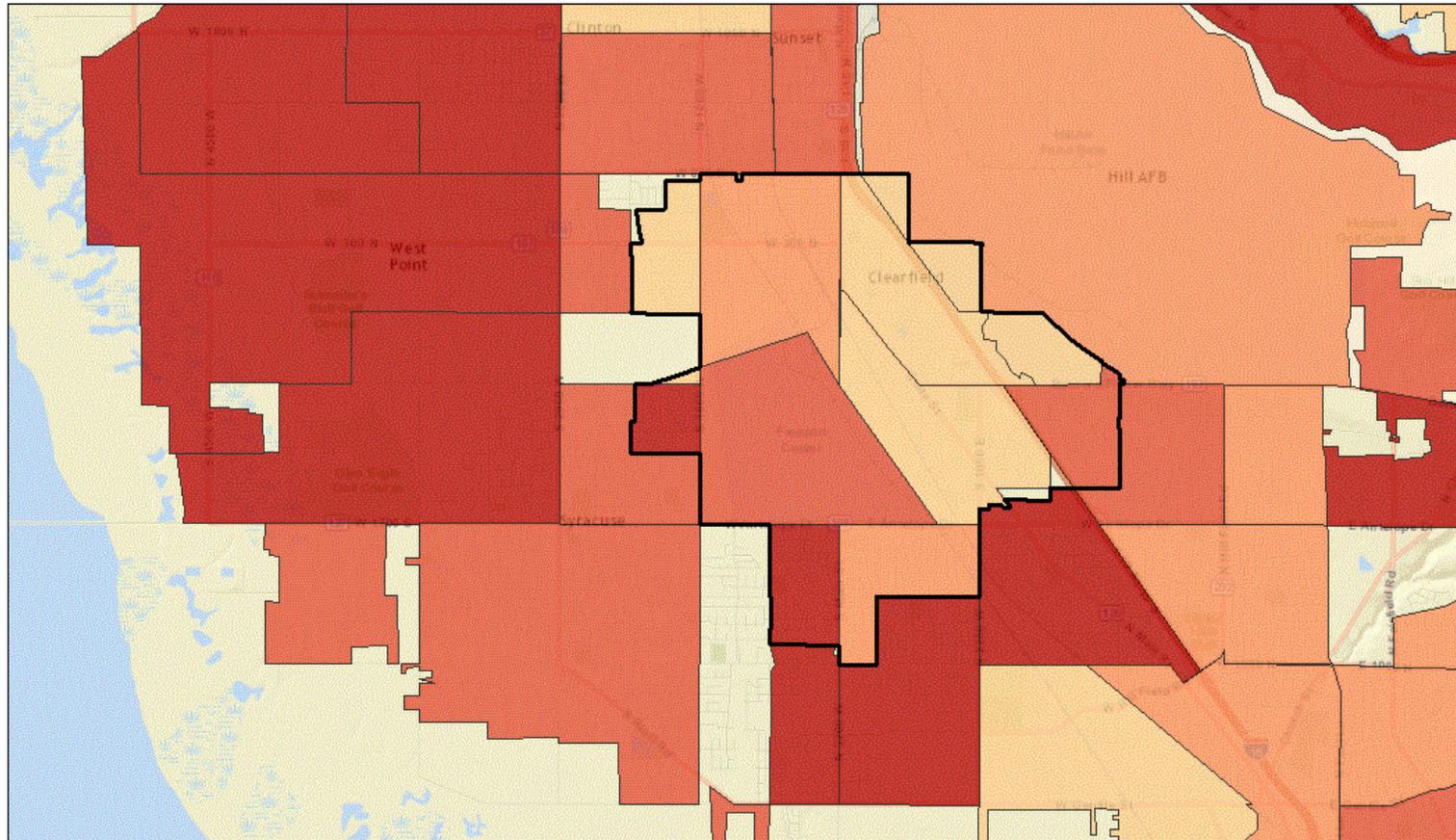
# CPD Maps - % Low Income Households - Consolidated Plan and Continuum of Care Planning Tool



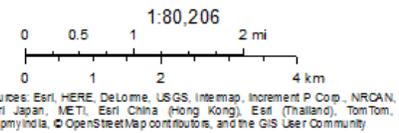
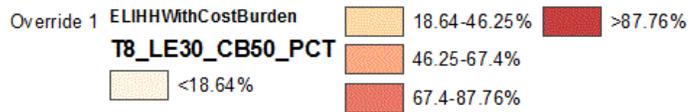
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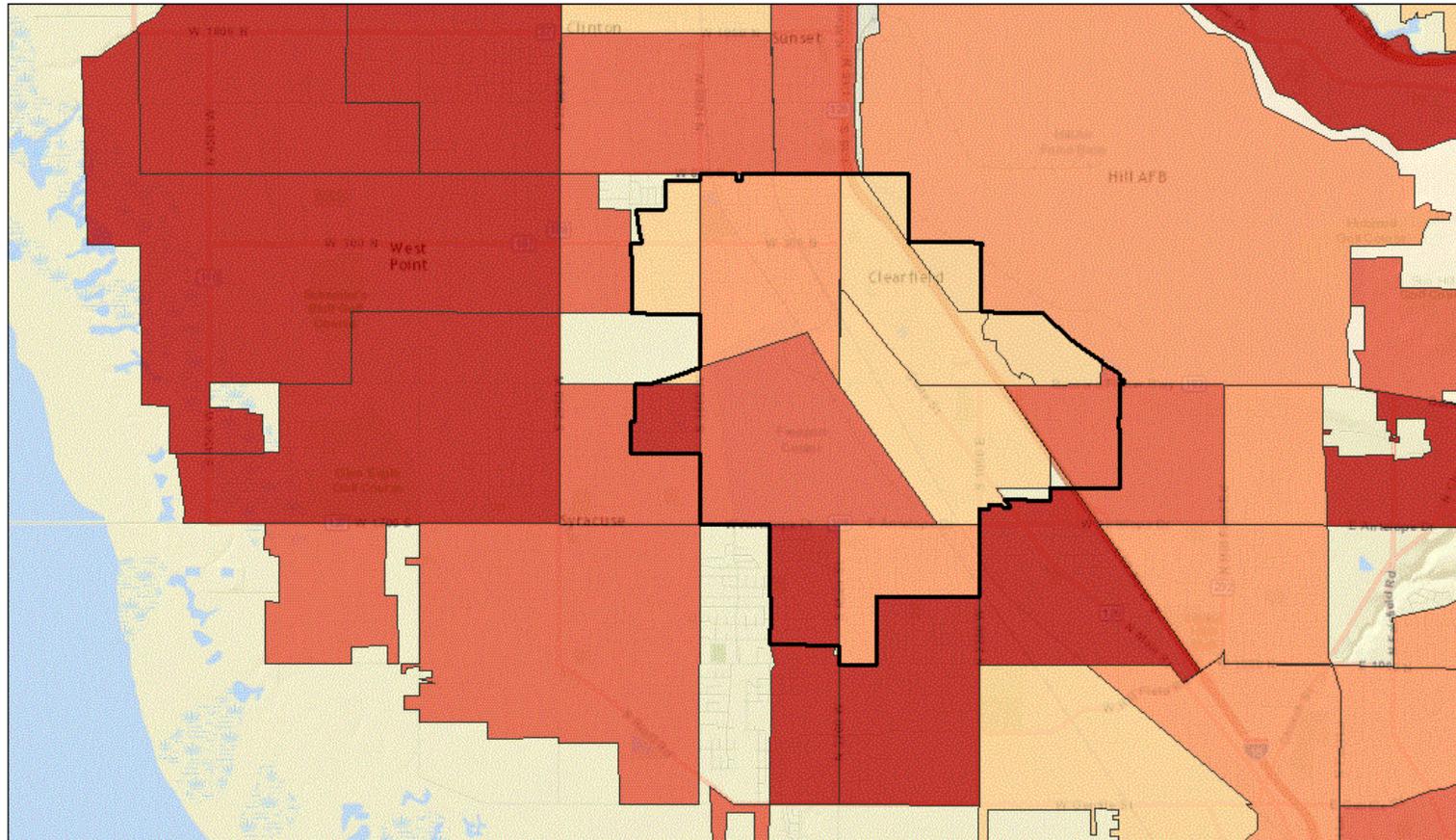
of Extremely Low Income Households with Severe Cost Burden - Consolidated Plan and Continuum of Car



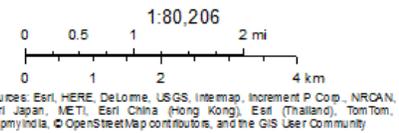
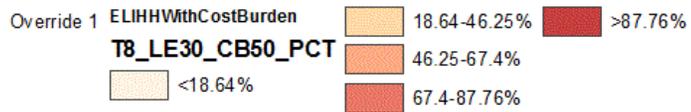
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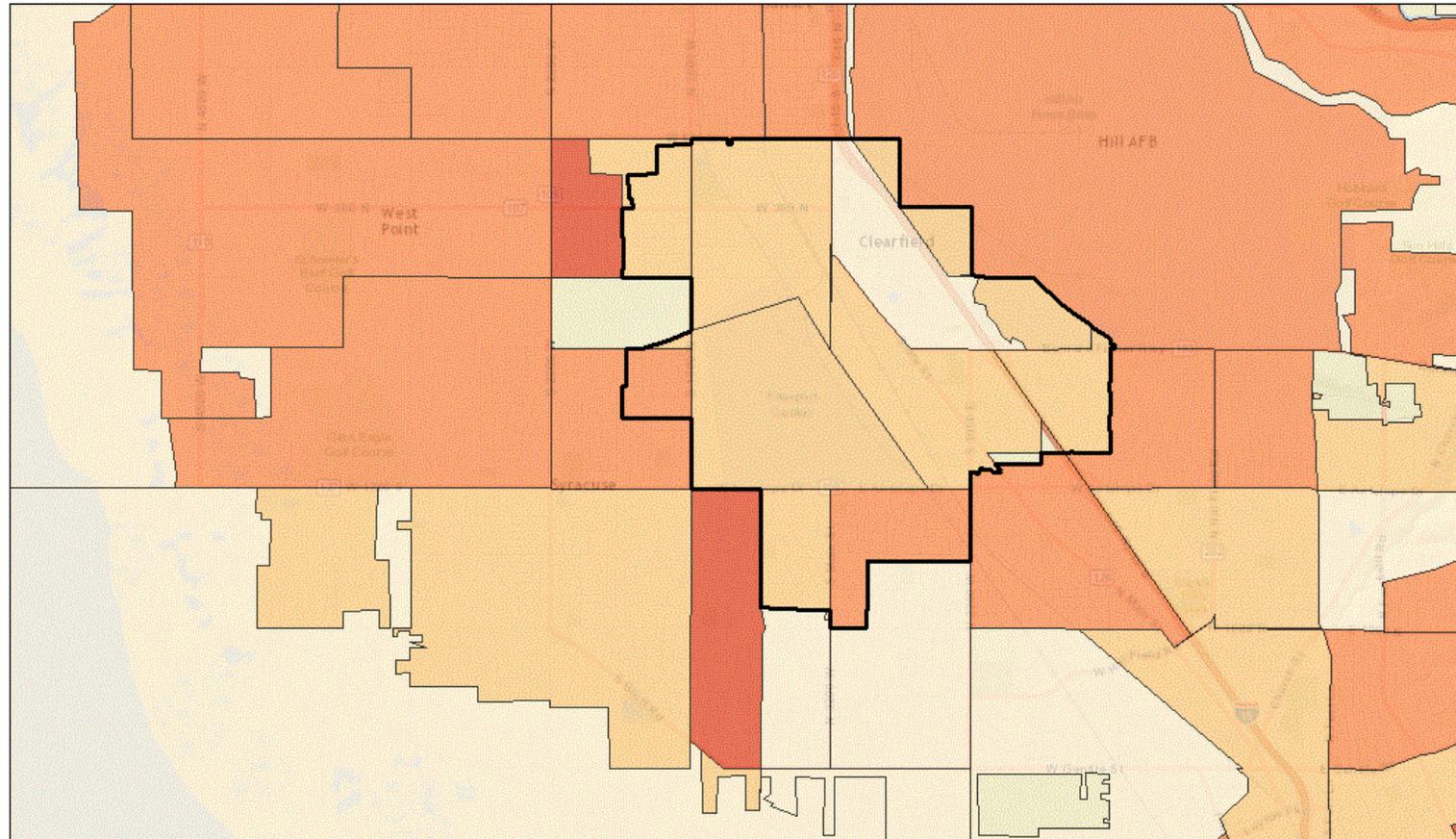
of Extremely Low Income Households with Severe Cost Burden - Consolidated Plan and Continuum of Car



February 14, 2015



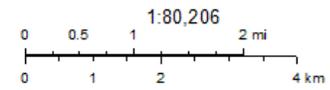
derate Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum o



February 14, 2015

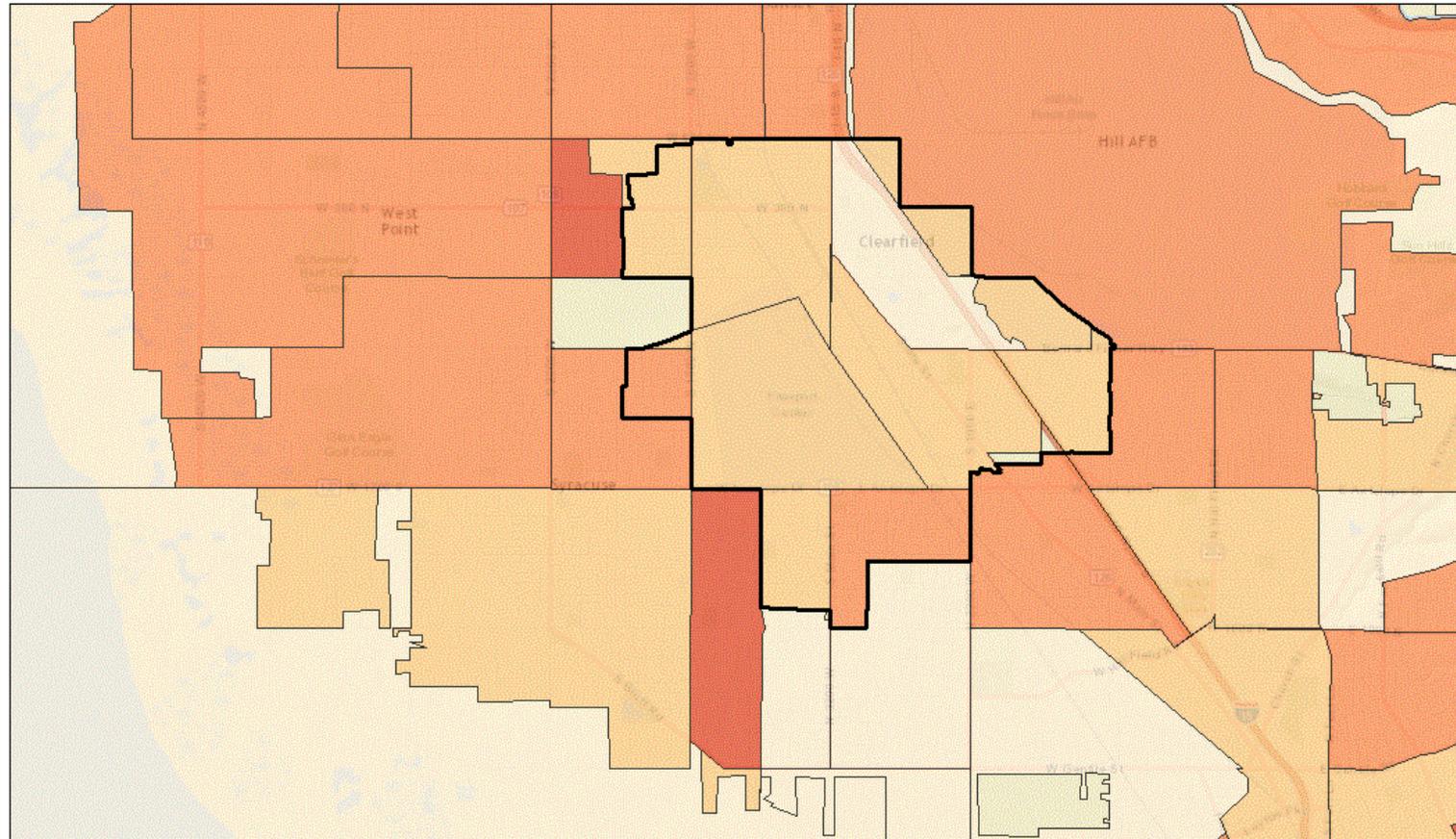
Override 1

<b>MHHMthHousingProblems</b>	13-31.65%
<b>T2_LE80_HP2_PCT</b>	31.65-49.34%
	<13%
	49.34-76.29%



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

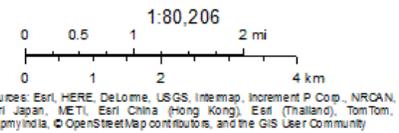
derate Income Households with Any of 4 Severe Housing Problems - Consolidated Plan and Continuum o



February 14, 2015

Override 1

<b>MHHMthHousingProblems</b>	13-31.65%
<b>T2_LE80_HP2_PCT</b>	31.65-49.34%
	<13%
	49.34-76.29%



**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	590	185	55	30	860	180	160	80	10	430
Having none of four housing problems	365	710	1,235	430	2,740	110	365	1,090	695	2,260
Household has negative income, but none of the other housing problems	75	0	0	0	75	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data Source: 2007-2011 CHAS

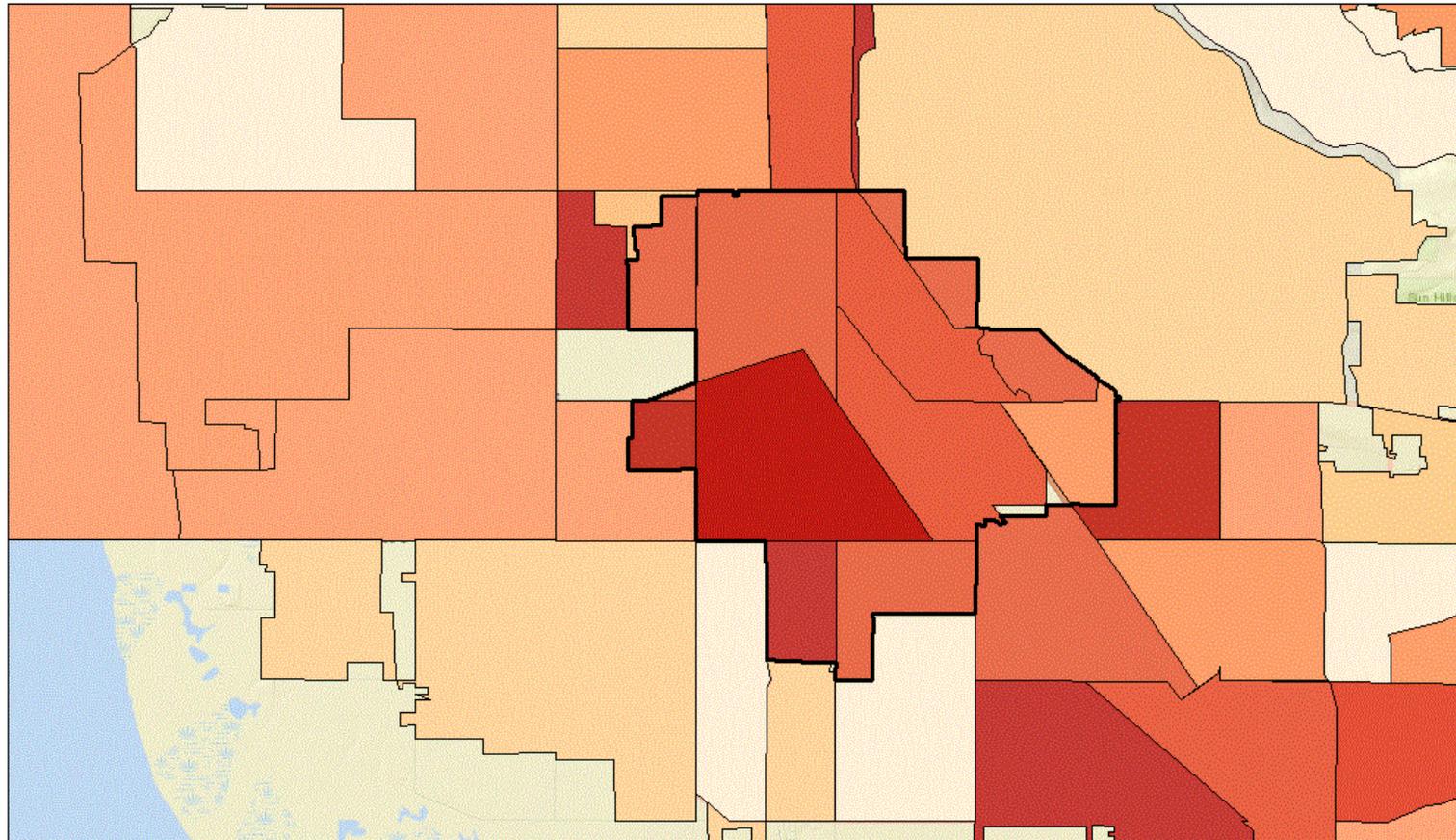
**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	385	475	320	1,180	30	140	335	505
Large Related	100	90	55	245	70	160	135	365
Elderly	80	30	35	145	80	10	45	135
Other	260	125	185	570	25	29	59	113
Total need by income	825	720	595	2,140	205	339	574	1,118

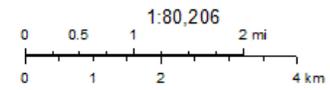
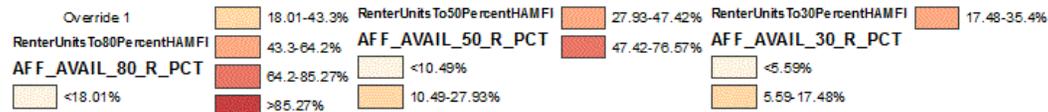
**Table 9 – Cost Burden > 30%**

Data Source: 2007-2011 CHAS

Maps - % Renter Units Affordable to LMI Households - Consolidated Plan and Continuum of Care Planning

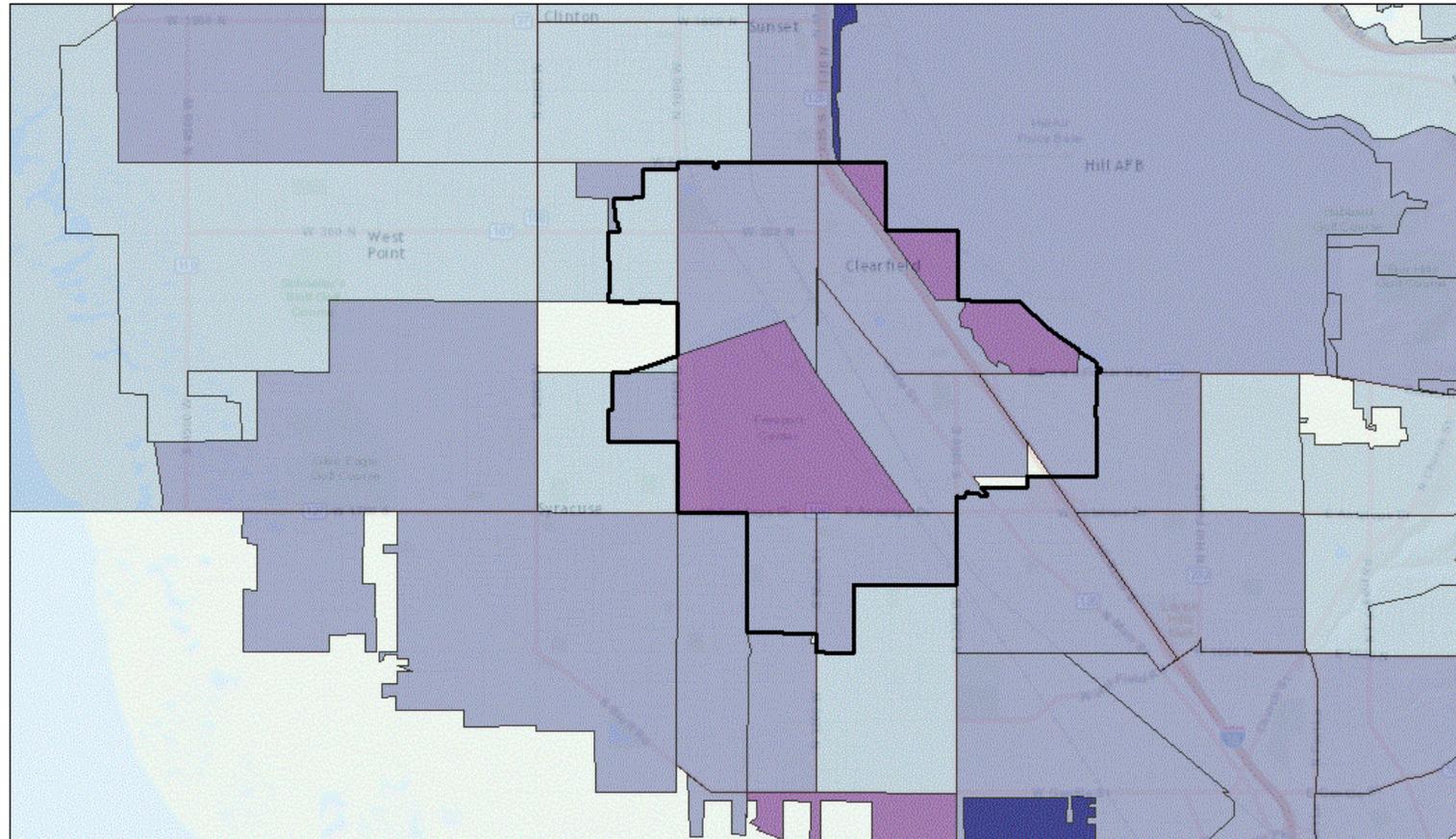


February 14, 2015

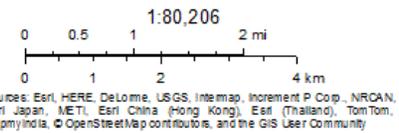
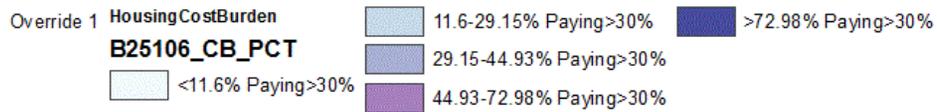


Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# D Maps - Housing Cost Burden Based on HAMFI - Consolidated Plan and Continuum of Care Planning To



February 14, 2015



#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	315	100	0	415	30	80	30	140
Large Related	45	0	0	45	60	35	20	115
Elderly	35	0	0	35	70	10	0	80
Other	170	30	0	200	10	4	4	18
Total need by income	565	130	0	695	170	129	54	353

**Table 10 – Cost Burden > 50%**

Data Source: 2007-2011 CHAS

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	55	19	30	104	25	30	25	10	90
Multiple, unrelated family households	25	0	25	0	50	10	0	0	0	10
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	25	55	54	30	164	35	30	25	10	100

**Table 11 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Data Source Comments:** This data is not available for the City of Clearfield.

***Describe the number and type of single person households in need of housing assistance.***

Based on consultation with the community housing authority, the households with the greatest need for housing assistance are single mentally disabled adults and single elderly persons with extremely low incomes such as persons relying on federal social security and supplemental security disability income programs. Their income typically hovers between \$500 and \$700 per month. The FY 2014 fair market rent in Davis County for a one-bedroom rental unit was \$589 per month. A household with an extremely low income can afford \$374 per month, not including utilities.

Based on the CHAS data and CPD Maps, the majority (25%) of single-family households fall within the 50-80% of area median income category (2,460 out of 9,705). Therefore, the majority of housing assistance should be made available for single low income persons. Additionally, the majority of crowding issues takes place for single renters (52.8%) and single homeowners (33.3%) with low incomes. Based on this information, more housing assistance could be made available for single low income renter and homeowner persons.

***Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.***

See above for information about assistance needed for persons who are disabled. There is no available data for victims of domestic violence, dating violence, sexual assault, and stalking. Even the housing authority could not provide this data as it is protected information.

***What are the most common housing problems?***

Based on the consultation with the Housing Authority, though the City of Clearfield is one of the most affordable cities in the County, there continues to be a need for down-payment assistance to get persons and families with children into housing. There is also a need for more subsidized housing units, especially 1 bedroom and handicap accessible units. Lastly, the City of Clearfield could benefit from a homeless prevention program like the one operated in Davis County that provides emergency rental assistance to households that need one-time financial assistance.

According to the CHAS data, the households experiencing the most housing problems are zero income and extremely low income renter households. All of the zero/negative income renter households (100%) and 81.2% of the extremely low income renter households have at least one severe housing problem. The next greatest need falls within the low income owner occupied households, whereby 54.2% have a housing cost burden greater than 30% of their income.

***Are any populations/household types more affected than others by these problems?***

Single mentally disabled persons and persons with extremely low incomes are most affected by the housing problems throughout the City.

***Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance***

Persons that are temporarily unemployed or earning extremely low and very low incomes are at imminent risk of either residing in shelters or becoming unsheltered. These people are living paycheck to paycheck and generally do not earn enough money to establish and maintain a savings or emergency/reserve funding account.

Households that are nearing termination of housing assistance or who receive rapid re-housing assistance need to be educated on how to effectively create, balance, and live within a budget. Additionally, households need help securing financial assistance. Many households who are in need of assistance do not know how to find and secure financial subsidies. Case management and supportive services are imperative to homeless persons, persons at-risk of becoming homeless, and persons living with incomes less than the area median income.

***If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:***

The City does not provide estimates of the at-risk populations.

***Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness***

Based on the CHAS data above, overcrowding is an issue principally for low income renters whereby 38% experience severe overcrowding. Additionally, 35% of extremely low income owner occupied households experience overcrowding. Based on consultation with the County's Housing Authority and Continuum of Care, a majority of the City's housing is made up of older smaller housing stock. Most of the overcrowding tends to happen within families, i.e. adult children living with family members. The average family size in the City is 3.51. This larger family size combined with the smaller homes results in overcrowding. Often times, families have to turn other family members seeking refuge away due to the fact that there is not enough room. Another issue deals with housing instability, whereby parents turn away family members seeking refuge due to the fact that they themselves are at risk of losing their home.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

The 2005-2009 CHAS data was used to assist the City of Clearfield in identifying those persons from certain racial or ethnic groups that experience housing problems at a rate more than 10% greater than the income group as a whole. \*HUD defines housing problems as a home that (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) has more than one person per room, and (4) the housing cost burden is greater than 30% of the household's income.

### **0%-30% of Area Median Income**

<b>Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	950	215	25
White	720	195	25
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	4	0	0
Hispanic	190	20	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

### **30%-50% of Area Median Income**

<b>Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	925	300	0
White	775	245	0
Black / African American	10	15	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	30	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

**50%-80% of Area Median Income**

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	1,100	0
White	780	870	0
Black / African American	45	15	0
Asian	10	45	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	95	110	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

**80%-100% of Area Median Income**

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	930	0
White	215	750	0
Black / African American	0	40	0
Asian	4	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	4	0
Hispanic	10	90	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

**Discussion**

Based on the data above, White and Hispanic populations had percentages that were 10% or higher than the jurisdiction as a whole and therefore had a disproportionately greater need. White households experienced the highest disproportionately greater need among all income levels and within each of the housing problem categories, i.e. has one or more of four housing problem, has none of the four housing problems, and has no or negative income but none of the other housing problems.

The greatest frequency of households with a housing problems occurred within the moderate income level whereby 89.6% of White households had at least one housing problem. One should note, that across all income categories, 83% of White households experienced none of the four housing problems. In terms of households with no or negative income, 100% of households within the extremely low income category were White.

Regarding Hispanic households, 12.1%, no matter the income, had one or more housing problem. The greatest frequency occurred within the extremely low income category whereby 20% of Hispanic households had at least one housing problem. On average, about 10% of Hispanic households had none of the four housing problems across all income categories.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

In order to identify the disproportionately greater need, the City assessed the racial or ethnic group that have disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

CHAS data was used to identify the percentage of minority groups experiencing any one of the following severe housing problems\*: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) household has more than 1.5 persons per room, and (4) housing cost burden is greater than 50% of the household's income.

### **0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	725	435	25
White	545	365	25
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	145	60	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

### **30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	315	910	0
White	220	800	0
Black / African American	10	15	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	75	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	120	1,920	0
White	110	1,540	0
Black / African American	0	60	0
Asian	0	55	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	10	200	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	35	1,135	0
White	30	930	0
Black / African American	0	40	0
Asian	4	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	8	0
Hispanic	0	105	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

**Discussion**

The 2005-2009 CHAS data was used to assist the City of Clearfield in identifying those persons from certain racial or ethnic groups that experience severe housing problems at a rate more than 10% greater than the income group as a whole. Based on the data above, a majority of White, Hispanic, and Asian populations had percentages that were 10% or higher than the jurisdiction as a whole and therefore had a disproportionately greater need for severe housing problems. The greatest needs fell within the White households where 91.7% of low income and 85.7% of moderate income households had one or more of the four severe housing problems. Additionally, 27.0% of very low income and 20.0% of extremely low income Hispanic households and 11.4% of moderate income Asian households had one or more of the four severe housing problems. It should be noted though that on average, 83.5% of White households, no matter the income, had no severe housing problem. An average of 12.1% of Hispanic households with extremely low and very low incomes had none of the severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### ***Introduction:***

CHAS data was used to identify the disproportionately greater need of racial or ethnic groups based on the level of cost burden. Cost burden is defined as monthly housing costs, including utilities, exceeding 30% of the household's monthly income.

### ***Housing Cost Burden***

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	5,495	2,030	945	60
White	4,545	1,715	700	60
Black / African American	145	55	10	0
Asian	230	15	15	0
American Indian, Alaska Native	50	4	0	0
Pacific Islander	60	4	4	0
Hispanic	425	220	200	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### ***Discussion:***

According to the data, White and Hispanic households have disproportionately greater housing cost burden than any other race or ethnic group in the City. The greatest burden falls on White households with no or negative income (100%), followed by White households with very low incomes at 84.5%, then extremely low income households at 82.7%, and lastly 74.1% of White moderate income households have a housing cost burden that exceeds 30% of their income.

The largest burden within the Hispanic population is for moderate income households whereby 21.2% have a housing cost burden. This is followed by very low income Hispanic households whereby 10.8% have a housing cost burden that is greater than 30% of their income.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### ***Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?***

There is not an instance where the income categories of any race or ethnic group is disproportionately greater than the needs of that income category as a whole.

### ***If they have needs not identified above, what are those needs?***

Certain households, namely those with mental illness, need supportive services. These services allow all households no matter their race, ethnicity, income, or mental state the ability to become more self-reliant. Services could include lessons on how to create a budget and maintain a home, i.e. how to keep a home and property clean, de-cluttered, safe and healthy.

### ***Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?***

To assist communities in identifying Racially/Ethnically-Concentrated Areas of Poverty (RCAP/ECAP), HUD has developed a census tract based definition. RCAP/ECAPs must have a non-white population of 50% or more. An area can be RCAP/ECAP if it has a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metropolitan area, whichever is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are considered RCAPs/ECAPs.

Clearfield City has one of the only census tracts in Davis County with poverty greater than the required 22.5% in order to meet the Racially Concentrated Areas of Poverty and Ethically Concentrated Areas of Poverty designation. This area is located just east of the minority-majority tract in Clearfield City, northwest of Layton City. This area has a relatively high risk of poverty and discrimination. This southern area of the City also has the highest minority population.

Areas with the greatest concentration of Hispanic residents are found centered along the main transportation corridor, Interstate 15, especially near Hill Air Force Base.

The exposure of black, Hispanic, and Asian populations to White shows exposure levels roughly proportional to the White population. The typical Hispanic lives in a census tract where 16.7% of the residents are Hispanic. This level is very close to the share of Hispanic residents throughout the City, which is 16.1%.

## NA-35 Public Housing – 91.205(b)

### ***Introduction***

Within Davis County there is one public housing authority, the Davis Community Housing Authority (DCHA), which assists persons and families with a variety of housing related needs.

The DCHA offers the following programs:

- Section 8 Housing Choice Voucher program that allows participants to receive rental assistance in a dwelling of their choice. There are over 700 properties, both homes and apartments, located throughout Davis County.
- Section 8 Moderate Rehabilitation program that provides rental assistance to Lakeview Heights which are 3-bedroom townhouses in Clearfield City available for families.
- Section 8 Substantial Rehabilitation program that provides rental assistance to Rosewood Villa apartments which are 1-4 bedroom units owned by DCHA and located in Layton City.
- Family Self-Sufficiency program that receives applications from participants who want to become more financially independent. The program is a structured 5-year program that encourages self-sufficiency and home-ownership. It offers a variety of supportive services from DCHA and others.
- Down Payment Assistance for First Time Home Buyers (not available to Clearfield City residents) offers grants up to \$5,000 to assist with down payment and closing costs for qualified applicants. The purchase price of the home cannot exceed \$175,000.
- TANF Homeless Prevention program is one-time rent assistance eligible to families with children experiencing financial hardships and are homeless or at risk of becoming homeless (not available to Clearfield City residents).

The Davis Community Housing Authority administers 990 Vouchers. Voucher wait lists are two years long. The community housing authority offers public housing via the apartment complexes that they own and manage. They have 2 dedicated senior and disabled housing complexes, these are located at Meadows West - Bountiful. Over 114 families are assisted at the other complexes: Thornwood Villa - Bountiful, Rosewood Villa - Layton, Center Court - Bountiful, Fieldcrest - Clearfield, and Parrish Lane - Centerville. The DCHA has 154 public housing units. These units have about a one-year wait list.

In the City of Clearfield there are three property managers that own subsidized apartment units, these include Clearfield Hills I that offer 2 bedroom units for families, Holly Haven that offer 1 and 2 bedroom units, and Windsong Apartments that offer 2 and 3 bedroom units.

### Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	82	154	990	0	987	3	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	10,036	10,486	11,977	0	11,986	8,876	0
Average length of stay	0	1	4	5	0	5	0	0
Average Household size	0	3	2	2	0	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	38	130	0	130	0	0
# of Disabled Families	0	4	51	400	0	398	2	0
# of Families requesting accessibility features	0	82	154	990	0	987	3	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	75	147	910	0	907	3	0	0
Black/African American	0	2	2	49	0	49	0	0	0
Asian	0	1	1	6	0	6	0	0	0
American Indian/Alaska Native	0	4	2	16	0	16	0	0	0
Pacific Islander	0	0	2	9	0	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	12	21	134	0	134	0	0	0
Not Hispanic	0	70	133	856	0	853	3	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

***Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:***

According to the data in the tables above, there are 154 public housing units. The average public housing tenant earns an annual salary of \$10,486. Every family that receives public housing has requested an accessibility feature. Additionally, every one of the 987 tenant-based voucher holders has also requested an accessibility feature.

The Davis Community Housing Authority has a wait list of about 1,200-1,300 families that need subsidized housing. All persons seeking assistance must fill out an application and only those who qualify, based on their income, receive benefits. Housing is available to individuals, families, elderly, and disabled persons. There is no priority for who receives assistance and there is no term or limit for how long tenants can stay. The majority of public housing tenants and applicants need case management and supportive services. These persons need to be educated about how to maintain self-sufficiency through a variety of effective training opportunities such as job/skills training, budgeting, cleaning, parenting, mental health and wellness, etc.

Many Clearfield City residents come to the Housing Authority seeking down payment or closing cost assistance. The DCHA cannot assist Clearfield City residents. However, the City uses program income from the CDBG program to offer down payment assistance to Clearfield City residents. The City allocates about \$10,000 to \$15,000 dollars per year of down payment assistance to low income first time home buyers.

***Most immediate needs of residents of Public Housing and Housing Choice voucher holders***

The most immediate need of public housing residents and housing choice voucher holders is for case management and supportive services. Refer to the information above.

***How do these needs compare to the housing needs of the population at large***

A majority of the housing stock in the City is older and in need of some repair. Many protected class households have severe housing problems, particularly for renter extremely low income households. There is also a need more subsidized vouchers and units for persons with physical and mental disabilities. This includes elderly and disabled elderly renter households.

## NA-40 Homeless Needs Assessment – 91.205(c)

### **Introduction:**

The following section provides a general assessment of the City's homeless population. The data is derived from the Utah 2014 annual Point in Time Count for Davis County and from consultation with the Balance of State Continuum of Care. The results from the January 2015 Point in Time count were not yet available.

In Davis County, there are four area housing and shelter providers that assist with homelessness. The Davis Behavioral Health, Davis Citizen's Coalition Against Violence, the Davis Community Housing Authority, and the Family Connection Center. In all, these servicer's offer the following housing: 31 emergency shelter units, 95 transitional housing units, 34 permanent supportive housing units, 14 rapid re-housing units, and no safe haven units.

### **Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) & Child(ren)	0	27	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	7	8	482	0	0	0
Chronically Homeless Individuals	1	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

*If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and*

***unaccompanied youth):***

Data is not available for the “number of persons becoming and exiting homelessness each year” and “number of days that persons experience homelessness”. Therefore, this paragraph will describe the number of chronically homeless individuals and families, families, with children, veterans and their families, and unaccompanied youth becoming and exiting homelessness each year. The information is based on data provided by the 2014 Point in Time Count for Davis County, which includes the City of Clearfield. In Utah, the focus is to end chronic homelessness. A majority of the resources are geared toward chronic homeless populations in order to house them first and also offer counseling, treatment, and job training. This Housing First model has helped to reduce the number of chronically homeless persons in Utah. Many persons and families in Clearfield City are able to stay with family and friends in order to avoid becoming homeless. There is 1 unsheltered and 0 sheltered chronically homeless individuals in the City. There are no sheltered and unsheltered families in the City. There are 27 sheltered homeless families with children and 0 unsheltered families. There is 1 unsheltered veteran and 0 sheltered veterans. There are no sheltered and unsheltered unaccompanied youth.

***Nature and Extent of Homelessness: (Optional)***

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

***Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.***

The City of Clearfield referred to Utah's 2014 Comprehensive Report on Homelessness to identify the number and type of families with children in need of housing assistance. Countywide, the total number of school children living in shelters or places not meant for habitation was 60. The total number of school children doubling-up, living in motels or places without adequate facilities was 1,045. The total number of homeless school children as a percent of the 2013 fall enrollment was 0.08%. The City was not able to find information for families of veterans.

***Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.***

This information was not available for Davis County nor the City of Clearfield.

***Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.***

Based on the CHAS data above, the total number of homeless persons on any given night in the City was 45. This includes families, adults, veterans, and persons living with HIV. The largest majority (75%) of sheltered homeless persons are families. The second largest group of sheltered persons are adults

(22%). The largest majority of unsheltered homeless persons are adults (87.5%).

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### ***Introduction:***

The non-homeless special needs section describes the housing needs of persons who are not homeless but require supportive services. These persons include: elderly, frail elderly, persons with mental, physical and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and victims of domestic violence, dating violence, sexual assault, and stalking.

### ***Describe the characteristics of special needs populations in your community:***

The following non-homeless special needs populations' data comes from the U.S. Census American Fact Finder 2013 Five-Year Estimate. The City of Clearfield's elderly population, 65 years of age and older, is 1,888 or 6.2% of the City's total population. There are 125 households with a 65 and older female householder with no husband present, 28.8% of these households are below the poverty level. Of the family's that receive Supplemental Social Security income and/or cash public assistance income the largest group living below the poverty level are female householders with no husband present at 72.0%.

According to the 2005-2007 American Community Survey 3-Year Estimate, the total number of civilian noninstitutionalized persons with a physical disability is 920, of these the majority are male (55.9%) aged 35 to 64 years (28.4%). Of the total male disabled persons, 196 or 38% are not employed. There are 406 (44.1%) disabled females in the City. The largest majority of disabled females are aged 35 to 64 years (73.2%). Of the total disabled females 171 or 42.1% are not employed.

According to the 2011-2013 American Community Survey 3-Year Estimate, the total number of service-connected disability rating status and ratings for civilian veterans 18 years and older in the City is 2,681. Of these, 601 have a service-connected disability rating.

### ***What are the housing and supportive service needs of these populations and how are these needs determined?***

All special needs populations require special consideration. While many persons within the special needs population do not rely on governmental assistance some do. For those that are reliant on services, the Davis Community Housing Authority, Davis Mental Health, Family Connection Center, Safe Harbor, County Senior Services, and Davis County Health Department offer services. The City supports the effective programs that are already offered by these entities. The needs are determined based on feedback from the clientele and the providers themselves. Some of the service needs include: set aside subsidized housing units, counseling, treatment, meals, health programs, transportation services, job and skills training, and housing repair and rehabilitation.

***Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:***

In 2010, there were 33 persons living with HIV/AIDS in the City according to the Davis County Health Department. According to the Utah Department of Health, the number of new HIV cases has increased each year since 2011. Males have an infection rate that is five times higher than females. All reported levels of high risk behavior have remained steady. Those newly diagnosed have increasingly reported that heterosexual contact was their primary risk factor. In 2012, in Utah, the majority of new cases were white males. The largest minority group is Hispanic persons (22%), which are disproportionately affected by HIV as their total population accounts for only 13% of the total population.

***Discussion:***

Based on information from the Community Needs Assessment Survey, the greatest need for persons with special needs are mental health services with a score of 2.41 / 3.00, this is followed closely by substance abuse services and neglected and abused children centers and services both with a score of 2.33 / 3.00, followed by domestic violence centers and services with a score of 2.23 / 3.00, then homeless shelters and services with a score of 2.00 / 3.00, then accessibility improvements with a score of 1.96 / 3.00, then disabled centers and services with a score of 1.92 / 3.00, lastly HIV/AIDS centers and services with a score of 1.37 / 3.00.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### ***Describe the jurisdiction’s need for Public Facilities:***

Public facilities refer to childcare centers, community centers, health care centers, park and recreational facilities, senior centers, and youth centers. The greatest need according to the 2015 Community Needs Assessment Survey within the City of Clearfield are community centers with a score of 2.27 / 3.00, followed closely by youth centers 2.19 / 3.00, and healthcare centers 2.00 / 3.00. Though the City has multiple community facilities, some persons find that there are barriers accessing the facilities. The principal barrier is transportation. Therefore, an additional need is for transportation and/or transit services for senior citizens, persons with mental and physical disabilities, and the youth.

According to the City of Clearfield's Strategic Plan, the City’s priorities include economic development, city beautification, open space, and gateway maintenance, infrastructure planning and maintenance, continuous organizational improvements, community safety, and a focus on increased legislative and political involvement.

### ***How were these needs determined?***

The needs were determined using feedback from the Survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	<b>Childcare centers</b>	<b>Community centers</b>	<b>Healthcare centers</b>	<b>Park and recreational facilities</b>	<b>Senior Centers</b>	<b>Youth centers</b>
All Respondents	1.96	2.27	2.00	1.88	1.69	2.19
Providers	2.00	2.24	1.89	1.69	1.82	2.35
Citizens	1.89	2.33	2.22	2.22	1.44	1.89

**Table 27 - Community Needs Assessment Survey Results - Public Facilities**

### ***Describe the jurisdiction’s need for Public Improvements:***

Public improvements refer to flood drainage improvements, sidewalk/curb/gutter, street lighting, street improvements, water/sewer improvements, trails, and access to transit. The greatest need according to the 2015 Community Needs Assessment Survey within the City is access to transit with a score of 2.36 / 3.00, followed by street lighting with a score of 2.12 / 3.00, then sidewalk/curb/gutter and trails both had scores of 1.80 / 3.00. A common theme from the Survey respondents is the need for safer pedestrian crossings and/or tunnels, bridges, or trails across busy streets. Respondents also stated that there is a need for more wayfinding or signage to and from the City's transit stops. Lastly, connectivity is an issue, the transit and trails are not connected in order for residents to access employment, entertainment, shopping, health services, and community services.

According to the City of Clearfield's Strategic Plan, the City’s priorities include developing a street improvement and pavement management plan, a sign management plan, to maintain and improve community infrastructure services such as snow removal and street sweeping, and lastly sidewalk

improvements to increase safety. One of the City’s public improvement priorities is to fund and prioritize the maintenance and improvement of city-owned open space along high traffic corridors such as I-15. The City also hopes to redevelop and improve key properties with high visibility throughout the City. The City seeks to upgrade utility infrastructure and replace dilapidated and aging infrastructure.

***How were these needs determined?***

The needs were determined using feedback from the Community Needs Assessment Survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	<b>Drainage</b>	<b>Sidewalk, curb, gutter</b>	<b>Street lighting</b>	<b>Street/ Alley</b>	<b>Water/s ewer</b>	<b>Trails</b>	<b>Access to transit</b>
All Respondents	1.54	1.80	2.12	1.68	1.67	1.80	2.36
Providers	1.40	1.81	2.06	1.13	1.47	1.75	2.25
Citizens	1.78	1.78	2.22	2.67	2.00	1.89	2.56

**Table 28 - Community Needs Assessment Survey Results - Public Improvements**

***Describe the jurisdiction’s need for Public Services:***

Public services refer to anti-crime programs, childcare services, educational services, health services, senior services, youth services, code enforcement, graffiti removal, parking facilities, trash and debris removal, and tree planting. The greatest need according to the Survey is health services and youth services both had a score of 2.38 / 3.00, this is followed closely by anti-crime programs with a score of 2.32 / 3.00, then educational services with a score of 2.30 / 3.00, and childcare services with a score of 2.12 / 3.00. A common theme from the Survey respondents is the need for youth programs. Such programs would assist working parents as well as teach children important life skills such as healthy eating and physical education, leadership and community activism, family and self-sustainability, and academic enrichment programs. City residents also stated that they would like recycling bins for each resident.

The City of Clearfield values strong family and neighbor relationships, taking care of one another, having respect and tolerance for all, being warm and welcoming, providing a broad range of amenities and services, and celebrating unique neighborhood qualities. To this end, the City's goals are to foster resident involvement and community awareness and celebrate the City's cultural, ethnic, and age-based diversity. The City would like to prioritize resources for programs and services with the widest impact and collective benefit. The City would like to implement community arts program, a summer concert series, and movies in the park. Provide opportunities that allow citizens to become more aware of the municipal government. The City also hopes to develop cultural programs to enhance the City’s cultural, ethnic, and age-based diversity. The City has also prioritized educational and academic programs for the youth. The City is looking at creating an online reporting system for certain minor crimes and low priority incidents in order to assist in reducing crime rates.

**How were these needs determined?**

The needs were determined using feedback from the Community Needs Assessment Survey that citizens and stakeholders participated in. Additionally, the Clearfield City FY2015 Budget and Strategic Plan was used to identify priorities.

	Anti-crime programs	Child-care services	Educational services	Health services	Senior activities	Youth services	Code enforcement	Graffiti removal	Parking facilities
All Respondents	2.32	2.12	2.30	2.38	1.92	2.38	1.92	1.62	1.29
Providers	2.31	2.31	2.50	2.53	2.06	2.53	1.81	1.59	1.27
Citizens	2.33	1.78	1.89	2.11	1.67	2.11	2.11	1.67	1.33

**Table 29 - Community Needs Assessment Survey Results - Public Services**

## Housing Market Analysis

### MA-05 Overview

#### ***Housing Market Analysis Overview:***

The market analysis looks at the general characteristics of the City's housing market, including the supply, demand, condition, and cost of housing. Based on the analysis, some significant characteristics of the City's housing market include:

- The City's population is just shy of 30,000 people and has about 9,700 households of which 69% are families.
- A majority of the households are middle class families.
- Of all the households, the majority of households are small family households making up 51%.
- Households with the greatest need for housing assistance are single mentally disabled adults and single elderly persons with extremely low incomes (such as persons relying on federal social security and supplemental security disability income programs).
- Households experiencing the most housing problems are zero income and extremely low income renter households.
- A majority (54.2%) of low income owner occupied households have a housing cost burden that is greater than 30% of their income.
- Single mentally disabled persons and persons with extremely low incomes are most affected by housing problems.
- Persons that are temporarily unemployed or earning extremely low and very low incomes are at imminent risk of either residing in shelters or becoming unsheltered.
- Overcrowding is an issue principally for low income renters whereby 38% experience severe overcrowding.
- The greatest needs for special needs persons is supportive services.
- The City identified 5 barriers to affordable housing (refer to MA40).
- The largest business sector in terms of jobs is manufacturing followed by professional, scientific, and management services and then education and health care services.
- In the Ogden-Clearfield Metropolitan Area there is a lack of talent or workforce within the carbon composites and advanced materials cluster.
- The City recently created a Community Development Area (CDA) and/or Transit Oriented Development (TOD), called Clearfield Station. Clearfield Station seeks to create a station oriented community that integrates housing, transportation, and employment opportunities. The project will include both public and private sector resources and investments.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### **Introduction**

The following section describes the number, type, tenure, and size of housing units in Clearfield City.

According to the most recent U.S. Census Bureau American Community Survey (ACS) data, there are a total of 10,451 housing units in the City of Clearfield. Of those, the largest group, making up 50% of the stock are one-unit detached structures. The second largest type are 5-19 unit multiple-family structures at 13% of the stock, followed closely by 2-4 unit multiple-family structures which make up 11% of the stock. There are very few mobile homes and one-unit attached structures. Additionally, a large majority of the housing stock has 3 or more bedrooms. There are very few one-bedroom housing units. Only 1% of the owner occupied stock and 15% of the renter stock are one-bedroom units.

### **All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	5,192	50%
1-unit, attached structure	946	9%
2-4 units	1,192	11%
5-19 units	1,381	13%
20 or more units	1,054	10%
Mobile Home, boat, RV, van, etc.	686	7%
<b>Total</b>	<b>10,451</b>	<b>100%</b>

**Table 30 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### **Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	8	0%	140	3%
1 bedroom	51	1%	701	15%
2 bedrooms	494	10%	1,633	36%
3 or more bedrooms	4,550	89%	2,125	46%
<b>Total</b>	<b>5,103</b>	<b>100%</b>	<b>4,599</b>	<b>100%</b>

**Table 31 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

***Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.***

Federal Programs: Disparate impacts exist within the Section 8 Voucher program. Countywide, the following persons experience disparate impacts: minorities, Hispanics, persons with disabilities, and large families. Another federal program, HUD 811, provides supportive rental housing for extremely low and very low income adults that are disabled. These persons are not currently targeted at the local level but could be in order to mitigate the impacts.

State Programs: The Utah Housing Corporation (UHC) offers a low-income housing tax credit program for eligible first-time homebuyers. The program offers an annual IRS tax credit. The federal government has targeted counties and other areas throughout the State of Utah. The UHC works within these targeted areas to promote homeownership opportunities such as tax credits and down payment assistance. Unfortunately, the City of Clearfield is not a targeted area nor is Davis County. The closest targeted area is the Salt Lake Metropolitan Targeted Area that extends from the Davis/Salt Lake County boundary south into South Salt Lake City. Though the City is not a targeted area assistance programs are still available to residents. There are 538 tax credit units in the City. The tax credit projects are located at six properties: Country Oaks Apartments, Heather Estates I and II, Holly Haven Apartments, KD Apartments, and Oakstone. Countywide, this is the largest share of units. In Davis/Morgan/Weber Counties, a small family (1-2 persons) whose income does not exceed \$85,500 and a large family (3 plus persons) whose income does not exceed \$99,800 qualify for assistance. There is a purchase price limit. In Davis County this limit is \$381,300. There are three participating lenders in Clearfield City which include: Academy Mortgage Corp., Axiom Financial LLC, and Primary Residential Mortgage Inc.

Local Programs: The Davis Community Housing Authority owns 158 public housing units and administers 1,036 Section 8 Vouchers for residents throughout the entire county. Of those households that carry vouchers, less than 4% are disabled, more than 50% are single mothers with children, and minorities hold about 20% of the vouchers. The Authority does not administer Shelter + Care, refugee, HOPWA, criminal justice, county or state TBRA, or HARP vouchers. The Davis Community Housing Authority does not prioritize or target certain persons or households. However, they work with the County's Local Homeless Coordinating Committee that does prioritize and house certain low income and precariously housed persons at risk of becoming homeless using a coordinated assessment tool.

***Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.***

The community housing authority does not expect to lose any units within this Plan's time period.

***Does the availability of housing units meet the needs of the population?***

The City permits a variety of housing, which include: single family, multiple family, manufactured housing, and existing mobile home parks. The City does exclude small (6 or less) residential care facilities, group homes, emergency shelters, transitional housing, single room occupancy units, and supportive housing. This does limit the housing variety. However, the City has a substantial affordable housing inventory, which minimizes the impacts. The City offers substantial inventories of affordable rental and owner-occupied housing units. In 2010, 42.5% of the City's total housing units were rental units, the largest share in the County. The City has an oversupply of affordable housing units within the low to moderate priced income categories. In order for the City to offer housing opportunities for all life cycles, from affordable starter homes to larger, higher quality homes to retirement homes, the City needs to add more, larger middle to high quality homes.

In terms of Section 8 Vouchers and public housing units, there is a limited supply. This limitation has created a very long wait. The wait is two years for Section 8 Vouchers and one year for public housing units. The City can work with the community housing authority to assist very low and extremely low income renter households and protected class households find housing.

***Describe the need for specific types of housing:***

The City of Clearfield could target housing toward protected class households as the City has a fairly large percentage of minority persons. Minority persons are disproportionately renters. The targeted housing should be for the development and rehabilitation of affordable rental units. The City has a deficit of about 254 affordable housing units for extremely low income households. However, there is a surplus of about 232 affordable housing units for very low income households and a surplus of about 715 affordable units for low income households.

The supply for accessible affordable housing units falls far short of the demand. There is a need for more accessible housing units and housing for households with special needs that require supportive services.

***Discussion***

The City's zoning allows for a variety of residential densities, from single family land use densities of less than 1 unit per acre to 14 units per acre. The multiple family land use densities range from 6 units per acre to 50+ units per acre. In Clearfield, 25% of the single family lots are equal to or less than .17 acre.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### **Introduction**

HUD CHAS data was used to analyze the cost of housing in the City of Clearfield. The following information reflects the cost of both owner and renter occupied housing. From 2000 to 2011 there was a 44% increase in median rent (from \$560 to \$808). A very large majority of renter households (70%) pay between \$500-\$999 dollars per month. The median home value also grew substantially. It grew 39%, from \$111,000 to \$153,800 over the same period of time.

### **Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Median Home Value	111,000	153,800	39%
Median Contract Rent	560	808	44%

**Table 32 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	758	16.5%
\$500-999	3,212	69.9%
\$1,000-1,499	574	12.5%
\$1,500-1,999	55	1.2%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>4,599</b>	<b>100.0%</b>

**Table 33 - Rent Paid**

Data Source: 2007-2011 ACS

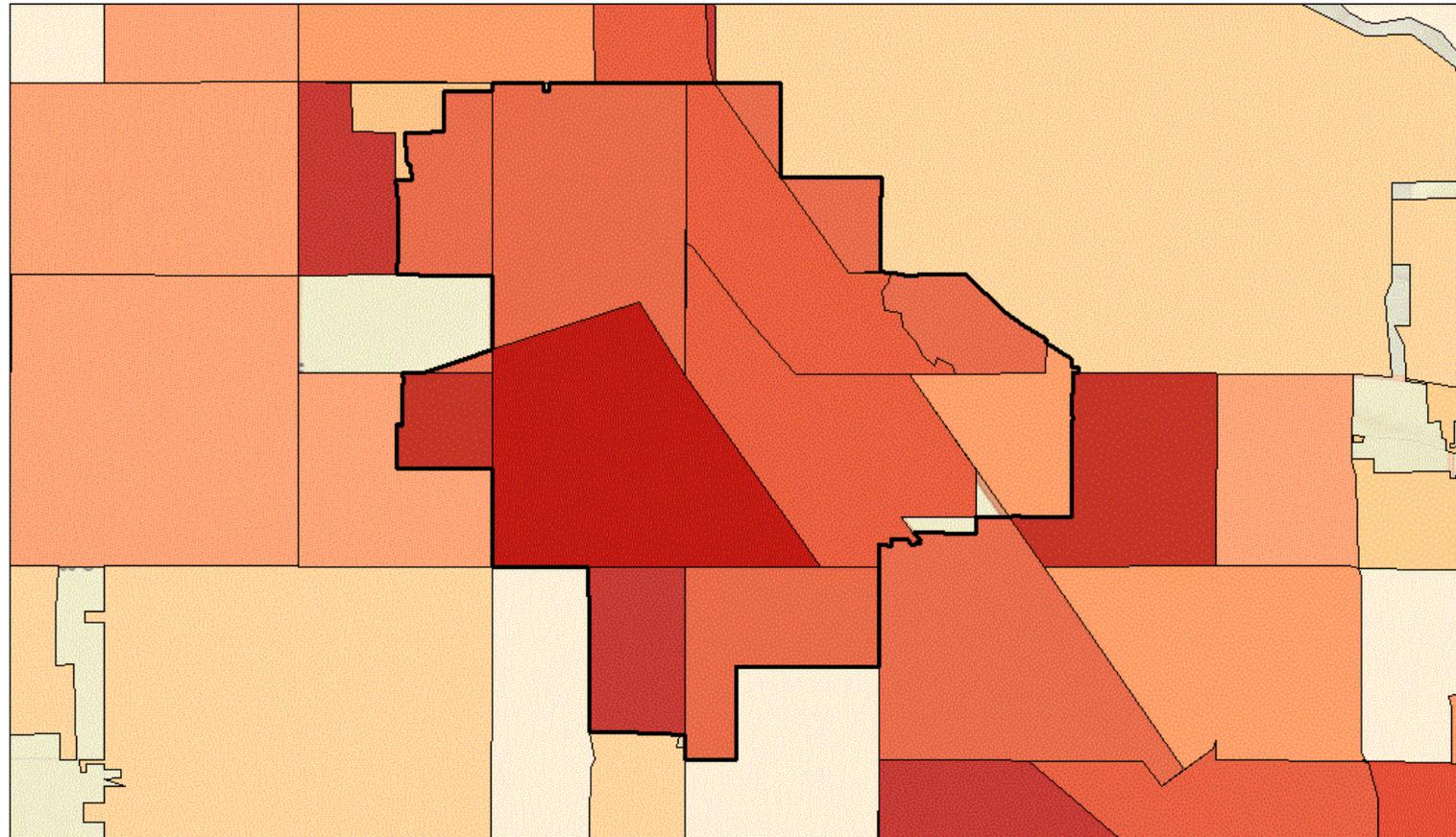
### **Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	295	No Data
50% HAMFI	1,275	365
80% HAMFI	3,560	1,770
100% HAMFI	No Data	2,620
<b>Total</b>	<b>5,130</b>	<b>4,755</b>

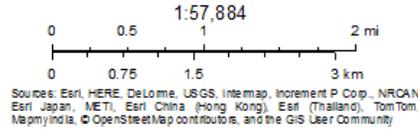
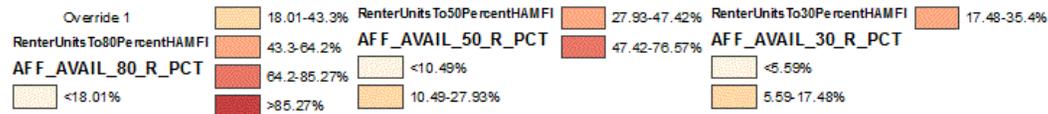
**Table 34 – Housing Affordability**

Data Source: 2007-2011 CHAS

# CPD Maps - % Affordable Renter Units - Consolidated Plan and Continuum of Care Planning Tool



February 20, 2015

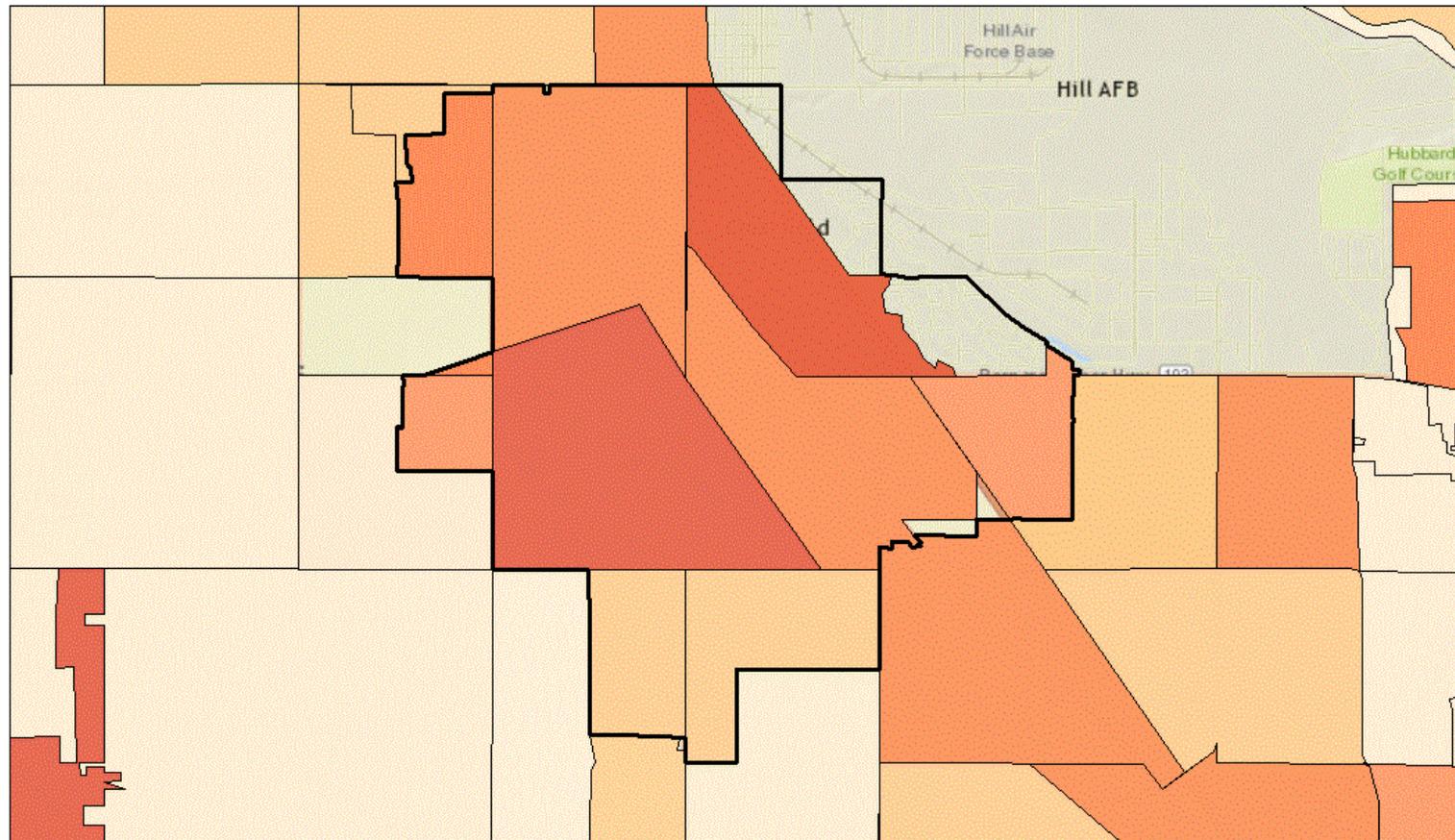


Consolidated Plan

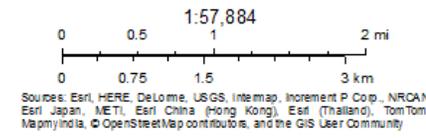
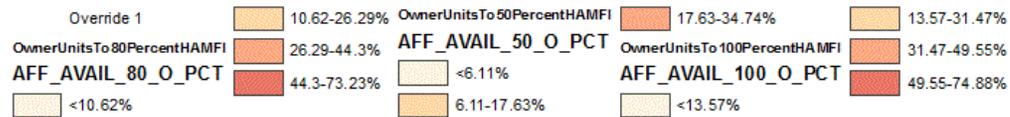
CLEARFIELD

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# CPD Maps - % Affordable Owner Units - Consolidated Plan and Continuum of Care Planning Tool



February 20, 2015



**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	481	589	772	1,089	1,307
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 35 – Monthly Rent**

Data Source Comments:

***Is there sufficient housing for households at all income levels?***

The City of Clearfield has sufficient affordable housing for very low, low, and moderate income households. However, the City has a limited supply of housing for extremely low income households and households with persons that are mentally and physically disabled. The City also has a limited supply of high quality, high priced housing (value equal or greater than \$300,000). The City should consider additional housing for extremely low income households due to the deficit of 254 housing units. The City should also consider additional housing for moderate to high income households. This would offer a more well-rounded mix of housing opportunities for persons no matter their income or life stage, i.e. young, single persons or elderly adults or small young families, or large families, or empty nester households.

***How is affordability of housing likely to change considering changes to home values and/or rents?***

According to the CHAS data, from 2000 to 2011 the median value of a home in the City increased 39% from \$111,000 to \$153,800. This is an annual percentage growth rate of 2.53%. The median contract rent increased 44% from \$560 in 2000 to \$808 in 2011. This is an annual percentage growth rate of 2.79%. Though most of the markets have recovered from the recession that took place in 2008 the number of new building permits has declined. Builders are not building as many homes. In 2013, the City issued 43 building permits, all for single family homes. This is a 39% increase from 2012 when 26 permits were issued. Additionally, the availability of land for residential development within the City is limited as the City is nearing build-out. Most of the new residential development in the County is taking place in the far western portion of Davis County in North Salt Lake, Farmington, Syracuse, and Clinton Cities.

In terms of rental properties, about 43% of the City is made up of renter occupied households. The large majority of renters (70%) pay \$500-999 per month for rent. The next largest group of renters pay less than \$500 (16%) followed closely by those who pay between \$1,000-1,499, which is 12%.

Based on the average annual increase, the City can expect the market to continue to increase about 3% per year. The City does seek to create more moderate to high income housing. This would change the affordability of housing for both owner occupied and rental housing.

***How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?***

The fair market rents above are based on the metropolitan area, Ogden-Clearfield MSA. Unfortunately, the City was not able to acquire HOME rents and therefore was not able to compare the two data sets. However, the City has an abundant amount of affordable rental housing and does not foresee dramatic changes in the future production of new units.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### ***Introduction***

The US Census Bureau American Community Survey data was used to analyze the condition of housing units in the City. Housing condition refers to units that have one or more of the following problems: (1) lack complete plumbing facilities, (2) lack complete kitchen facilities, (3) have more than one person per room, and (4) the cost burden is greater than 30%. Based on this data, within the City of Clearfield 28% of owner occupied units had one housing condition, 1% had two housing conditions, 0 had three or more housing conditions, and 70% had no conditions. Within the renter occupied units, 49% had one housing condition, 1% had two housing conditions, 0 had three or more housing conditions, and 50% had no conditions.

### ***Definitions***

HUD defines standard conditions as those units that meet HUD Housing Quality Standards and meet all state and local codes. The following information summarizes state and local codes.

State of Utah: Utah Fit Premises Act - UT Code SS 57-22-1 et seq. This Code requires owners and renters/leasers of a residential rental unit to ensure that the unit is in a condition fit for human habitation and in accordance with local ordinances and the rules of the board of health where the unit is located. In this case, the Davis County Health Department enforces the Utah Fit Premises Act. The owner's duties are to maintain and correct common areas, building, and utilities. The owner must take substantial action to fix the following deficiencies within a certain number of days (dependent on the deficiency): unsafe and/or unsanitary housing that has deficient electrical, heating, plumbing, hot and or cold water, air conditioning, appliances or facilities. Also the renter can identify unsafe or unsanitary common areas. Renters are required to comply with the rules of the board of health and maintain the premise.

Davis County: According to the Davis County 2011-2016 Strategic Plan, the County defines "substandard condition but suitable for rehabilitation" as a unit that does not meet the County's written Rehabilitation Standards at the time of application or initial inspection, and the costs to bring the unit up to the Rehabilitation Standards are more than \$1,000, but less than 60% of the assess valuation of the unit. A unit that is deemed sub-standard but suitable for rehabilitation shall be approved to participate in the rehabilitation program, provided all other eligibility requirements are met.

The City of Clearfield: Good Landlord Incentive Program - This Program provides incentives to landlords that maintain compliance with city ordinances that affect the use, care or maintenance of property, property maintenance regulations, fit premises regulations, property maintenance code, housing codes, health codes, and that the premises are kept free of public nuisances.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,448	28%	2,247	49%
With two selected Conditions	65	1%	56	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,590	70%	2,296	50%
<b>Total</b>	<b>5,103</b>	<b>99%</b>	<b>4,599</b>	<b>100%</b>

**Table 36 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,170	23%	964	21%
1980-1999	1,731	34%	1,817	40%
1950-1979	1,947	38%	1,645	36%
Before 1950	255	5%	173	4%
<b>Total</b>	<b>5,103</b>	<b>100%</b>	<b>4,599</b>	<b>101%</b>

**Table 37 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,202	43%	1,818	40%
Housing Units build before 1980 with children present	1,160	23%	690	15%

**Table 38 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 39 - Vacant Units**

Data Source: 2005-2009 CHAS

### ***Need for Owner and Rental Rehabilitation***

According to the Regional Analysis of Impediments to Fair Housing Choice – Davis County, there are several neighborhoods in the City where there are a large number of homes built prior to 1960 and valued at less than \$100,000. It is likely that a majority of these homes are subject to deferred maintenance and deteriorating quality requiring the need for owner and rental rehabilitation. Based on the data from US Census Bureau American Community Survey, 5% of owner occupied and 4% of renter occupied units were built before 1950 and 38% owner occupied and 36% renter occupied units were built between 1950-1979. Based on the earlier assumption of deferred maintenance, there are 428 total units built before 1950 that may need rehabilitation. Additionally, there are 3,592 total units built between 1950-1979 that may have deteriorating quality and deferred maintenance. This is very likely the case at least for low to moderate income households who are not able to maintain the costs associated with housing maintenance or who do not communicate with their landlord what repairs may be needed.

### ***Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards***

Many homes built before 1978 contain lead-based paint. When homes deteriorate, particles and dust containing lead are exposed. Lead is a very toxic metal and strong poison that causes a range of health problems such as mental and physical impairments. Young children are most vulnerable to lead based paint. The City was not able to determine the number of housing units that contain lead-based paint for low and moderate income families. However, there are 4,020 housing units built before 1980 that may be at risk of lead hazard problems. Of these, 46% or 1,850 have children present in the home.

## MA-25 Public and Assisted Housing – 91.210(b)

### **Introduction**

The public and assisted housing analysis was based on consultation and information provided by the Public Housing Agency Plans that are submitted to HUD in October 2013.

### **Totals Number of Units**

<b>Program Type</b>									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	85	158	1,036	0	1,036	3	0	666
# of accessible units	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 40 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### **Describe the supply of public housing developments - the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The City used HUD data from [www.huduser.org/portal/datasets/pis.html](http://www.huduser.org/portal/datasets/pis.html) to identify the public housing developments and average inspection scores. The scores are from inspections conducted from 2001 through September 2009. Scores range from 0 to 100 and is deficit based. Scores are reduced based on each deficiency found. There are 158 public housing units in the County as a whole, 20 units are located in the City. One of the Davis Community Housing Authority (DCHA) goals is to improve the quality of assisted housing through modernization programs. To this end, they are concentrating efforts on improving the 'curb appeal' at all of their properties. (Information is not available for the City of Clearfield.)

### **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Davis County-Bountiful	80

**Table 41 - Public Housing Condition**

***Describe the restoration and revitalization needs of public housing units in the jurisdiction:***

The public housing authority identified the following physical needs for fiscal year 2015-2016: covered parking, water heaters, common hall/lobbies painting, new carport structure, new appliances, bathtub repair/replace, window replacement, bath tile, tub valves and piping, cabinets and counter tops, sliding glass doors, and site concrete and sliding with a total estimated cost of \$313,878.

***Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:***

According to the DCHA Public Housing Agency Plan, the DCHA has found that de-concentration is not an issue. They have repaired the camera system at their elderly/disabled projects which provide a sense of security for the residents. They have also updated the emergency preparedness plan and will practice evacuation drills.

## MA-30 Homeless Facilities and Services – 91.210(c)

### **Introduction**

In order to analyze the homeless facilities and services, the City consulted with the local Continuum of Care known as the Balance of State Continuum of Care. As of September 2014, Davis Behavioral Health has 27 enrollments in the supportive housing program: 25 have veteran status, 27 have a disabling condition, and 4 have exit housing status. Davis Community Housing Authority has 30 total enrollments. Of the 30 enrolled, 26 are in the Homeless Prevention Program: 9 have veteran status, 26 have a disabling condition, and 16 have exit housing status. Of the 30, 4 are in the Rapid Re-Housing Program: 1 has veteran status, 4 have a disabling condition, and 4 have exit housing status. The Family Connection Center has 86 enrollments. Of the 86 enrolled, 42 are in the Rapid Re-Housing program of these 21 have veteran status, 42 have a disabling condition, and 32 have exit housing status. Of the 86 enrolled, 44 are in the Davis Transitional Housing Program of these 16 have veteran status, 44 have a disabling condition, and 37 have exit housing status.

### **Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	31	0	95	48	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	15	0	0	0	0
Veterans	0	0	0	25	0
Unaccompanied Youth	0	0	0	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:** MA 30 - Balance of State Continuum of Care

**Data Source Comments:** There are 174 total housing inventory beds.

### **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In Utah there are a variety of entities and services available to homeless persons. These start with the State Homeless Coordinating Committee which is chaired by the State's Lieutenant Governor. There are also 12 Local Homeless Coordinating Committees chaired by local elected officials. There are also 3 Continuum of Care entities. Each of these entities work to coordinate services and resources. Some of the resources include the Olene Walker Housing Loan Fund, Home Investment Partnerships, Federal Emergency Management Administration's Emergency Food and Shelter Program, the Housing and Urban

Development's Community Development Block Grant Program, also the Social Services Block Grant and private funders. The State has coordinated efforts to target the chronically homeless and have been very successful in reducing the number of chronically homeless persons. In Utah there were 1,932 chronically homeless persons in 2005. This number has reduced to 539 in 2014.

***List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.***

The City does not operate homeless services or facilities, however, the City supports nearby services and facilities. These include the Family Connection Center, Housing Authority, Safe Haven, Safe Harbor, Davis Behavioral Health, and the Road Home.

The Family Connection Center is the primary facility in the County that offers services to homeless families. Most of those served are very low income families. The facility offers crisis childcare, food bank assistance, parenting education, transitional housing, counseling, life skills classes, and other education support, and respite day care.

The Davis Community Housing Authority administers the Section 8 Housing Voucher programs and operates a number of public housing facilities which assist homeless families with children.

Safe Haven Shelter is operated by the Davis Citizen's Against Violence/Safe Harbor and provides temporary shelter in Kaysville City to women and female-headed households who are victims of domestic violence. The shelter serves hundreds of homeless individuals and families each year.

Safe Harbor is a domestic violence shelter in Kaysville City that offers both emergency shelter and transitional housing at one location. The shelter can accept 45 domestic violence victims for stays lasting up to 30 days.

Davis Behavioral Health supplements programs offered by non-profit organizations in the County. They operate a number of apartments for persons with ongoing mental illness. They assist in filling gaps in needs for homeless persons with mental illness through housing and temporary shelter.

The Road Home is located in Salt Lake City and is the State's largest homeless provider. It is a shelter for both men and women and also accommodates families and persons with disabilities.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### ***Introduction***

Special needs refers to persons that are not homeless but require supportive housing and programs. Special needs populations include the elderly, frail elderly, persons with disabilities, persons with substance abuse, victims of domestic violence, and persons with HIV/AIDS and their families, and public housing residents. The City supports services offered to special needs persons, which are described in more detail below.

***Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs***

The greatest needs for special needs persons is supportive services. Many programs offer funding that benefit construction and brick and mortar type projects but the funding for the case management and supportive services that are also required is limited.

***Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing***

The Davis Behavioral Health, Davis County Mental Health, Davis School District, and Davis County Senior Services offer case management and supportive services for special needs persons. The Family Connection Center also offers supportive services and rapid re-housing programs. Additionally, there are resources within the private sector which include Have-a-Heart that offer housing opportunities for special needs persons.

***Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)***

The City plans to continue to allow for a broad range of housing opportunities that allow persons with special needs to find adequate housing. For those special needs persons that rely on governmental assistance, the City will continue to support the Davis Community Housing Authority, Davis County Mental Health, Davis School District, Davis Senior Services, and other organizations and entities that support these persons. The City will also continue to coordinate with these providers to ensure the needs of the City's residents are met.

***For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))***

Based on the needs assessment, the City of Clearfield has identified housing for extremely low income households as a priority need. The households with the greatest need are single mentally and physically disabled persons with extremely low incomes.

The City's 2015 goal is to fund the following service providers in order to prevent homelessness, reduce poverty, stabilize families, provide essential case management and self-sufficiency support, child abuse prevention and awareness, and educational support and life skills classes. The following projects will be funded in 2015: (1) Family Connection Center - food services to at-risk low income persons and families; (2) Davis Community Learning Center - administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes; (3) Safe Harbor - case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### ***Negative Effects of Public Policies on Affordable Housing and Residential Investment***

Some negative effects of public policies on affordable housing are listed below:

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units. Zoning ordinances should make allowances for all types of housing, namely senior housing in the City, as well as increase density to make it happen.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities. Therefore, developers should be encourage and educated in order for more homes to be designed with accessibility standards.
- The City's Good Landlord program has pros and cons. The program gives discounts on a required rental license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### **Introduction**

The non-housing community development assessment is based on data from the U.S. Census Bureau, Five Year American Community Survey, the U.S. Housing and Urban Development CHAS data, the Wasatch Front Economic Development District's Comprehensive Economic Development Strategy, Clearfield City's Vision 2020, and information received from the Community Needs Assessment Survey.

The City of Clearfield has three main strategic planning emphasis areas: economic environment, social environment, and local government. The number one goal within economic environment is economic growth and job creation. To this end, the City seeks to recruit, expand, and retain business; maximize investments and incentives; and maintain community pride and public image. The second goal is to increase family sustaining jobs within the City. To this end, the City will identify opportunities at the Freeport Area and use the development at Falcon Hill as a catalyst for economic development. Thirdly, the City seeks to improve shopping, dining, and entertainment opportunities. To this end, the City will attract and incentivize destination oriented developments and moderate to high income housing and develop a downtown experience. Additionally, the City seeks to support the development and expansion of Legend Hills as a premier office and commercial center. Lastly, the City seeks to develop a high-end self-sustaining mixed-use transit oriented development near UTA's Front Runner Rail stop.

### **Economic Development Market Analysis**

#### **Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	74	3	1	0	-1
Arts, Entertainment, Accommodations	1,126	556	13	4	-9
Construction	623	704	7	5	-2
Education and Health Care Services	1,372	1,515	16	11	-5
Finance, Insurance, and Real Estate	596	447	7	3	-4
Information	215	109	2	1	-1
Manufacturing	1,335	6,199	15	47	32
Other Services	250	212	3	2	-1
Professional, Scientific, Management	810	1,989	9	15	6
Public Administration	0	0	0	0	0
Retail Trade	1,359	516	16	4	-12
Transportation and Warehousing	400	566	5	4	-1
Wholesale Trade	458	455	5	3	-2
<b>Total</b>	<b>8,618</b>	<b>13,271</b>	--	--	--

**Table 43 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	13,773
Civilian Employed Population 16 years and over	12,798
Unemployment Rate	7.08
Unemployment Rate for Ages 16-24	17.10
Unemployment Rate for Ages 25-65	4.65

**Table 44 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,737
Farming, fisheries and forestry occupations	700
Service	1,271
Sales and office	3,268
Construction, extraction, maintenance and repair	1,238
Production, transportation and material moving	1,091

**Table 45 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,616	73%
30-59 Minutes	2,827	21%
60 or More Minutes	808	6%
<b>Total</b>	<b>13,251</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	601	75	383
High school graduate (includes equivalency)	3,361	205	982
Some college or Associate's degree	4,083	301	1,203
Bachelor's degree or higher	2,345	107	504

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	71	109	205	122
9th to 12th grade, no diploma	364	177	180	317	94
High school graduate, GED, or alternative	1,128	1,946	1,010	1,615	547
Some college, no degree	1,199	2,352	912	1,242	444
Associate's degree	158	797	336	427	68
Bachelor's degree	161	1,005	906	542	183
Graduate or professional degree	0	250	241	147	47

**Table 48 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,988
High school graduate (includes equivalency)	25,861
Some college or Associate's degree	27,376
Bachelor's degree	41,610
Graduate or professional degree	66,452

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

***Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?***

The largest business sector in terms of jobs in the City of Clearfield is manufacturing. Manufacturing far outpaces the number of job opportunities that the other sectors can offer. The second largest sector is professional, scientific, and management services followed by the third largest sector which is education and health care services.

***Describe the workforce and infrastructure needs of the business community:***

Within the City there are a variety of workforce training opportunities. One of those is the Clearfield Job Corps Center where students receive career technical training in a variety of vocational trades, at no cost, as well as job placement assistance and career counseling. These trades include: advance automotive, business technology, carpentry, computer repair, culinary arts, electrical wiring, facilities maintenance, health, machine shop, material handling, plumbing, tile and brick, and welding. In addition to Job Corps, the community benefits from the Davis Applied Technology College, Weber State University Davis Campus, and a handful of nearby private vocational colleges which include: Vista College-Clearfield, Broadview University-Layton, Eagle Gate College-Layton, Marinello School of Beauty-Layton, and Renaissance School of Therapeutic Massage-Bountiful.

Currently, within the Ogden-Clearfield Metropolitan Area there is a lack of talent or workforce within the carbon composites and advanced materials cluster. Though there are a variety of nearby educational

and vocational institutions there is a lack of workforce. For example, there are currently 900 job openings within this cluster.

In order to ensure a successful business community the City of Clearfield can promote the following activities based on communitywide needs: maintain Sure Site status with EDCUtah; maintain and improve corridors and Viewsheds along the I-15 corridor; attract higher income demographic populations; revitalize and redevelop rundown properties; prioritize infrastructure improvements within the Legend Hills area.

***Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.***

The City of Clearfield has recently created a Community Development Area (CDA) named the Clearfield Station. The Station seeks to create a station oriented community that integrates housing, transportation, and employment opportunities. The project will include both public and private sector resources and investments. The area includes 126 acres and in the end will have 400,000 square feet of research and development and warehousing and light industrial space. The area will also have 500,000 square feet of office space, a charter school, and 550 housing units. Lastly, 70 acres of the land is owned and operated by the Utah Transit Authority which ties transit into the picture. There is a commuter train station, Clearfield FrontRunner station, within the CDA. The housing units are likely to be both owner occupied and rental unit apartment buildings. The units will likely include a variety of housing types which may include rental, condominium, town home, and twin home units.

The workforce development needs will be within the office, customer service, and retail oriented industries.

***How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?***

As of 2014, the employers with the most job openings in the Ogden-Clearfield Metropolitan Area include: US Air Force (764), Intermountain healthcare (717), Davis hospital and medical center (669), Hospital Corporation of America (490), Selecthealth (428), Weber State University (397), and Utah employer (316). The Internal Revenue Service is also a large employer and had 204 job openings.

In terms of public education, Clearfield City has a high rate, the highest in the County at 10.3%, of students with parents that have limited English proficiency. This affects student performance and achievement. The City has two schools with low Utah Comprehensive Accountability System scores. This means these schools' performance was low on state tests, student growth potential, and promotion of equity for low performing students, graduation incentives, and college readiness. However, the City also has one school that scored within the top 25%.

In terms of skills and educational requirements, most employers are seeking persons with either specialized skills such as those needed for the carbon composites and manufacturing clusters or persons with some college education.

***Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.***

The following efforts may support the Consolidated Plan through continued cooperation and strategic planning. This allows for multiple state and federal agencies to remain aware and involved in activities that cross jurisdictional boundaries or programs.

The City of Clearfield supports those initiatives currently underway or led by economic development professionals such as Chambers of Commerce. Some of these strategies include supporting: state legislation that improves funding for education at all levels, continued and expanded North Front Business Alliance and Business Resource Center funding for the Davis Applied Technology College, stabilization of the Custom Fit and USTAR Northern Utah Technology Outreach, the APPLE Initiative to fund education, and involvement in the Prosperity 2020 movement.

***Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?***

Yes, see below for more information.

***If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.***

The Wasatch Front Economic Development District creates the region's Comprehensive Economic Development Strategy for the Wasatch Front region, which includes Clearfield City. The City has worked with the WFEDD to ensure that relevant projects are included in the CEDS. Currently, the City has nine projects in the CEDS. These projects range from storm drains to downtown beautification.

Some of the projects that could be coordinated in future years include:

- Storm Drain – 1450 South
- Street Reconfiguration – 1000 East/State Street
- Depot Street Extension
- Waterline Upgrade and Traffic Improvements – Legend Hills

## MA-50 Needs and Market Analysis Discussion

### ***Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")***

According to the Regional Analysis of Impediments to Fair Housing Choice – Davis County, “concentration” is defined as an area of poverty with a share of poverty that is three times the countywide share of poverty. The countywide average is 7.5% which means that any area with a rate of 22.5% or higher has areas of concentration. There is one census tract located in the middle portion of the City, just west of I-15 that has a poverty rate of 22.5% or more.

### ***Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")***

According to the Regional Analysis of Impediments to Fair Housing Choice – Davis County, there is a census tract where a large (50.1% to 55.6%) share of the population are minorities. These minorities are mainly Hispanic. The census tract is in the southern portion of the City. This is the only census tract of this size in the County as of 2010. This area is disproportionately large because minorities make up 26% of the total City’s residents which does represent moderate levels of segregation. Yet, within the City the typical Hispanic person lives in a census tract where 16.7% of the residents are Hispanic. This is very close to the overall share of Hispanic population within the City which is 16.1%. Therefore, though the City may have a moderate level of segregation, the levels of isolation and exposure are low.

The City does not have an area that meets HUD’s eligibility criteria of a Racially Concentrated Area of Poverty (RCAP) nor an Ethnically Concentrated Area of Poverty (ECAP). According to HUD, RCAP/ECAPs must have a non-white population of 50% and has a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. The areas west of I-15 near the Air Force Base have more minorities, higher density housing, and less opportunity for housing which put them at risk of becoming a RCAP/ECAP area for Hispanic persons.

### ***What are the characteristics of the market in these areas/neighborhoods?***

The areas with more minorities tend to also have a high concentration of low-wage and entry level jobs. The schools that have large numbers of children living in poverty or low income families tend to have lower scores and performance rates. These neighborhoods also have higher crime rates and increased numbers of health disparities.

In 2011, 28% of students in Clearfield public schools were children in minority, ethnic or immigrant households. Two of the six public schools in Clearfield had performance scores in the bottom quartile of the Utah Comprehensive Accountability System. Without mitigating strategies by Clearfield and the school district the educational and employment opportunities of minority, ethnic and immigrant children will suffer disproportionately. The best example of mitigating strategies is the Salt Lake City School District initiative, which is a model of innovative approaches to reducing the educational risks for children in low-income, minority neighborhoods.

The proximity of bus routes in neighborhoods with high concentrations of minorities in Clearfield is an impediment to fair housing choice and employment opportunities. The share of the minority population in Clearfield City is 28%, therefore the gap in public transportation disproportionately impacts the minority population. Additionally, there are almost no bikes routes along major roads for easy and safe commuting in and around the neighborhoods with the highest concentrations of protected classes.

The U.S. Department of Health and Human Services designates Health Professional Shortage Areas (HPSA) and Medically Underserved Areas/Populations (MUA/P) by county and census tract. HPSAs are defined as area that have a shortage of primary medical care, dental or mental health providers. HPSAs are designated using the following population-to-clinician ratios: 3,500 to 1 for primary care, 5,000 to 1 for dental health care and 30,000 to 1 for mental health care. MUA/Ps adds the attributes of infant mortality, high poverty, and/or elderly population to these criteria. There is one HPSA in western Clearfield City and one MUAs/Ps in a southwestern tract of Clearfield. Access to healthcare for residents of these areas is likely more difficult. Thus health care access becomes another factor limiting opportunity for low-income and minority households in Clearfield.

***Are there any community assets in these areas/neighborhoods?***

Some of the community assets in these areas include the FrontRunner station and several bus routes. The public transit assets connect people to employment centers. Additionally, there are a large number of community centers, job and vocational training centers, and resources for persons living in poverty or with limited English proficiency.

***Are there other strategic opportunities in any of these areas?***

According to the Regional Analysis of Impediments to Fair Housing Choice – Davis County, the City has a low Opportunity Index score. The Opportunity Index score quantifies the number of important livability and community assets that influence the ability of an individual or family to access and capitalize on opportunity. These indices include: school proficiency, poverty, labor market, housing stability, and job access. The Index score ranges from 1 (low opportunity) to 10 (high opportunity).

When all of the scores from each census tract were aggregated the City as a whole received a score of 2.4 which means it has low opportunity. The weighted, standardized opportunity indices for each of the 5 livability assets are: school proficiency = 2.0, job access = 7.2, labor market engagement = 3.9, poverty = 2.1, and housing stability = 3.3. The City did receive the highest score in the County for job access (7.2) but in the bottom for labor market (3.9), school proficiency (2.0), poverty (2.1), and housing stability (3.3). This translates to high rates of poverty, a large number of minority persons/renters, disabled persons, single-parents, and large renter households.

According to the CHAS data, from 2000 to 2011 the median value of a home in the City increased 39% from \$111,000 to \$153,800. This is an annual percentage growth rate of 2.53%. The median contract rent increased 44% from \$560 in 2000 to \$808 in 2011. This is an annual percentage growth rate of 2.79%. Though most of the markets have recovered from the recession that took place in 2008 the number of new building permits has declined. Builders are not building as many homes. In 2013, the City issued 43 building permits, all for single family homes. This is a 39% increase from 2012 when 26 permits were issued. Additionally, the availability of land for residential development within the City is limited as the City is nearing build-out. Most of the new residential development in the County is taking place in the far western portion of Davis County in North Salt Lake, Farmington, Syracuse, and Clinton Cities.

In terms of rental properties, about 43% of the City is made up of renter occupied households. The large majority of renters (70%) pay \$500-\$999 per month for rent. The next largest group of renters pay less than \$500 (16%) followed closely by those who pay between \$1,000 and \$1,499, which is 12% of renter households.

## Strategic Plan

### SP-05 Overview

#### ***Strategic Plan Overview***

The Strategic Plan outlines the following priority needs. These needs are based on the information from the needs assessment and market analysis.

#### Priority Needs:

- Case Management and Supportive Services - Low
- Homeless Prevention - Low
- Affordable Housing for Extremely and Very Low Income Households – High
- Housing Rehabilitation and Opportunity - High
- Job Creation and Retention - High
- Public Improvements - High
- Public Services - High

## SP-10 Geographic Priorities – 91.215 (a)(1)

### ***Geographic Area***

Not applicable.

### ***General Allocation Priorities***

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Clearfield is the lead agency responsible for administering the CDBG program within the City. The City sends notices of funding availability to area entities and agencies that are eligible to apply for funding. All of the funding requests are submitted to the City's Community Development Department who then gives the requests to the CDBG Steering Committee. The Steering Committee is made up of the Mayor, City Manager, Assistant City Manager, Development Services Manager, and the CDBG Coordinator. The Steering Committee has authority to review projects and make recommendations that determine who will receive funds and at what amount.

The City appropriates its full 15% funding cap to public service entities. The City seeks to reach as many City residents as possible through the public service agencies. The City continually updates its application process in order to allow for a broad range of social services that benefit the City's low to moderate income residents.

SP-25 Priority Needs - 91.215(a)(2)

**Priority Needs**

**Table 50 – Priority Needs Summary**

1	<b>Priority Need Name</b>	Job Creation and Retention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Economic Vitality - Job Creation and Retention Economic Vitality - Job Centers
	<b>Description</b>	The City would like to create more living wage jobs and retain the workforce in an effort to promote people out of poverty.
	<b>Basis for Relative Priority</b>	This need is based on data from the Community Needs Assessment Survey and the City's Strategic Plan.
2	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Infrastructure
	<b>Description</b>	Based on the Community Needs Assessment Survey the greatest public improvement need is access to transit. This could include connecting, rehabilitating, and creating more sidewalks, trails, pedestrian crossing, and wayfinding to and from bust stops and transit stops.
	<b>Basis for Relative Priority</b>	Community Needs Assessment Survey results determined that access to transit was the greatest public improvement need.
3	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The greatest need within the public services category are health services and youth services.
	<b>Basis for Relative Priority</b>	Based on the Community Needs Assessment Survey, both health services and youth services received the highest score within the public service category.
4	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	All extremely low income and many persons within HUD defined protected class households have severe housing problems.
	<b>Basis for Relative Priority</b>	Based on the needs assessment, much of the City's housing stock is older and in need of repair.
5	<b>Priority Need Name</b>	Housing for Middle to High Income Households
	<b>Priority Level</b>	High
	<b>Population</b>	Middle
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Housing Opportunity
	<b>Description</b>	Create more housing opportunity for moderate to higher income households in order to offer a more balanced housing supply.
	<b>Basis for Relative Priority</b>	The Analysis of Impediments to Fair Housing Choice and the City's Strategic Plan call for the need to construct more housing for middle to high income households.

6	<b>Priority Need Name</b>	Case Management and Supportive Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Housing Retention Public Services
	<b>Description</b>	Case management and supportive services are imperative to homeless persons, persons at risk of becoming homeless, and persons living with incomes less than the area median income.
	<b>Basis for Relative Priority</b>	Many households nearing termination of housing assistance, who receive rapid re-housing assistance, even those who are living paycheck to paycheck need assistance and to be educated on how to effectively create and live within a budget. Additionally, households need to be educated on how to maintain a clean and healthy home and how to find and access resources.
7	<b>Priority Need Name</b>	Affordable Housing - Extremely and Very Low Income
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Based on the needs assessment, the City of Clearfield has identified housing for extremely low income households as a priority need. The households with the greatest need are single mentally and physically disabled persons with extremely low incomes.

	<b>Basis for Relative Priority</b>	Based on results from the needs assessment.
8	<b>Priority Need Name</b>	Homeless Prevention
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Individuals Families with Children veterans Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	-
	<b>Associated Goals</b>	Housing Retention Public Services
	<b>Description</b>	Residents within Davis County are eligible to receive homeless prevention program benefits from local service providers, however, Clearfield City residents are excluded from this benefit. The City would benefit from a homeless prevention program similar to the one operated by the community housing authority.
	<b>Basis for Relative Priority</b>	Based on consultation with the community housing authority, a number of their clients are from Clearfield City and the housing authority cannot offer them homeless prevention services. The housing authority recommended that the City implement a program that could provide emergency rental assistance to households that need one-time financial assistance.

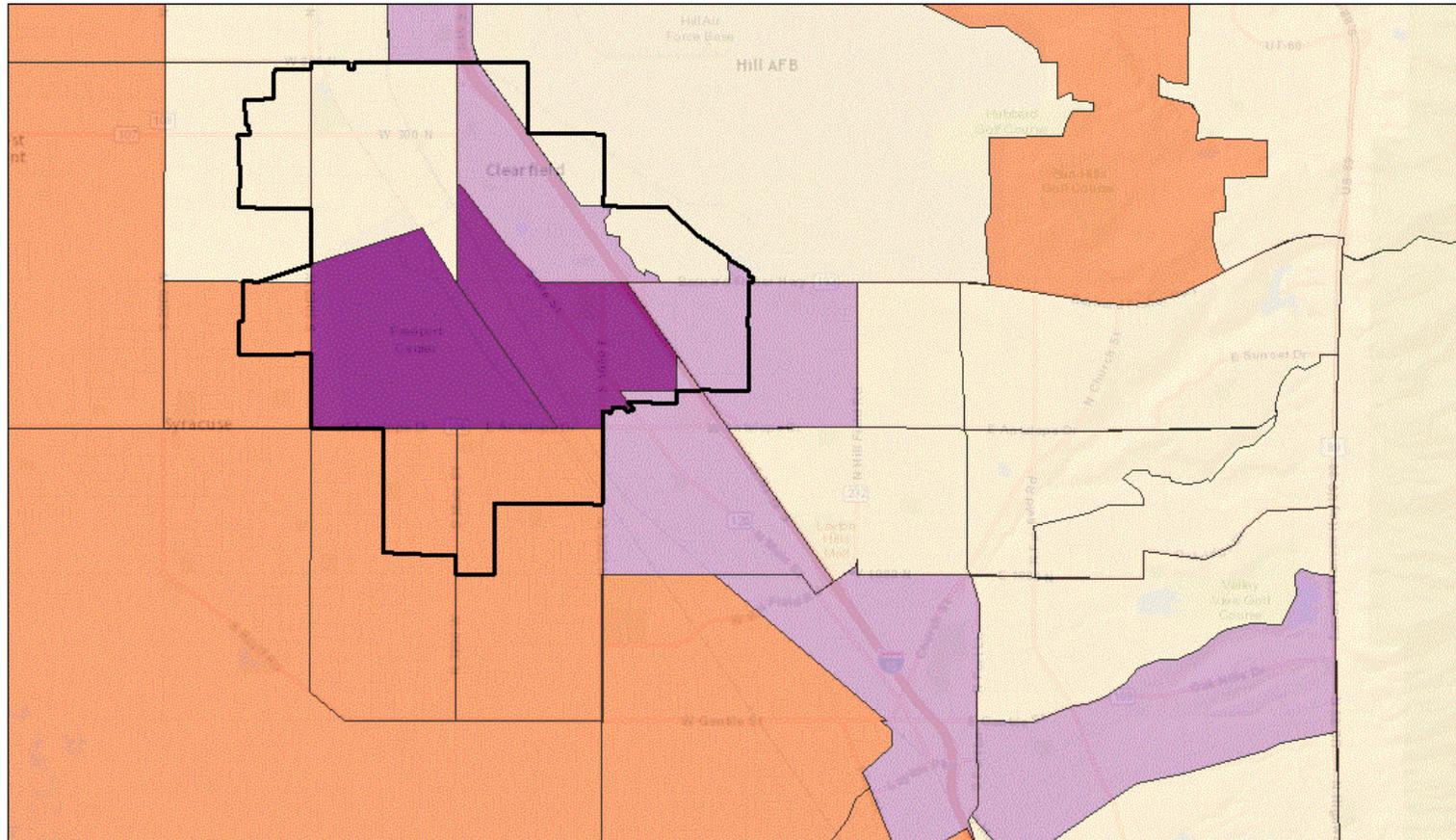
SP-30 Influence of Market Conditions – 91.215 (b)

***Influence of Market Conditions***

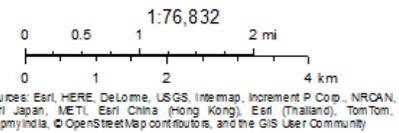
<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Characteristics of the housing market that substantiate TBRA include: long waiting lists for existing public and subsidized housing; allow for de-segregation or de-concentration of some lower income households.
TBRA for Non-Homeless Special Needs	Characteristics of the housing market that substantiate the non-homeless special needs TBRA include: long waiting lists for existing services and units; local service providers are overburdened at the large number of persons on the waiting list as well as those that need supportive services.
New Unit Production	Characteristics of the housing market that substantiate the new unit production include: the age of existing housing stock, i.e. a large number of older homes; lack of housing mix for all incomes as there is a need for more middle to higher income housing opportunities.
Rehabilitation	Characteristics of the housing market that substantiate housing rehabilitation include: the age of existing housing stock; increase curb appeal.
Acquisition, including preservation	Characteristics of the housing market that substantiate acquisition, including preservation include: construction of units in and around the Clearfield TOD.

**Table 51 – Influence of Market Conditions**

2D Maps - Change in Median Household Income - Consolidated Plan and Continuum of Care Planning Tool



February 21, 2015



SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

**Introduction**

The following anticipated resources from the CDBG program will be available during the 2015-2019 period covered by the Consolidated Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	213,281	0	0	213,281	210,000	It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive about \$210,000 per year.

**Table 52 - Anticipated Resources**

***Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied***

Though matching funds are not required in order to receive CDBG dollars the public service projects will leverage additional resources. See below for a more detailed description of the funding resources.

The Family Connection Center's (FCC) total project cost is \$359,151. The FCC will leverage the \$8,000 CDBG dollars with \$285,000 from other federal funding programs, \$15,151 from Davis County, \$30,000 from private donors, and \$20,000 from the United Way. In all, the FCC leveraged \$351,151 in additional resources.

The Davis Community Learning Center's total project cost is \$19,507 and the CDBG program will fund 100% of the project. There are no additional resources.

The Safe Harbor's total project cost is \$151,976. The Safe Harbor will leverage the \$5,000 CDBG dollars with \$34,692 from other federal sources, \$59,750 from the State of Utah, \$24,000 from Davis County, \$15,000 from cities, \$15,000 from private donors, and \$3,525 will be other in-kind/volunteer hours. In all the Safe Harbor leveraged \$146,976 in additional resources.

In all, the leveraged resources totaled \$498,127.

***If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan***

Not applicable.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CLEARFIELD	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COMMUNITY HOUSING AUTHORITY	PHA	Homelessness Ownership Public Housing Rental	Region
SAFE HARBOR	Non-profit organizations	Homelessness  Non-homeless special needs	Region
FAMILY CONNECTION CENTER	Non-profit organizations	Homelessness  Non-homeless special needs	Region

**Table 53 - Institutional Delivery Structure**

***Assess of Strengths and Gaps in the Institutional Delivery System***

The City of Clearfield has worked hard over the years to proactively identify strengths and gaps within the delivery system in order to fill them. To this end, the City has created and managed a budget that reflects longer term needs. The City has been recognized with a Distinguished Budget Presentation Award from the Government Finance Officers Association. Unfortunately, like with most public sector entities, the needs surpass the service resulting in ongoing needs and gaps. The City will continue to identify future resources and partnerships that can play a role in bettering and enriching the lives of the City's residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
-			

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

There are a few providers within Davis County that offer services to homeless persons and persons with HIV/AIDS. The City does not offer these services directly. More detailed information can be found in the Needs Assessment section of this Plan.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City's residents do not benefit from the homeless prevention program offered by the community housing authority unless the City funds the Authority directly.

***Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs***

Like with most public sector entities, the needs surpass the service resulting in ongoing needs and gaps. The City will continue to identify future resources and partnerships that can play a role in bettering and enriching the lives of the City's residents.

SP-45 Goals Summary – 91.215(a)(4)

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Vitality - Job Creation, Retention, and Centers	2015	2019	Offer more opportunities, through job training and accessibility, in order to sustain residents		Job Creation and Retention	CDBG: \$0	Facade treatment/business building rehabilitation: 10 Business
2	Housing Opportunity	2015	2019	Housing opportunities for persons/families of all life stages		Housing for Middle to High Income Households	CDBG: \$0	Rental units constructed: 0 Household Housing Unit  Rental units rehabilitated: 0 Household Housing Unit  Homeowner Housing Added: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit
3	Housing Rehabilitation	2015	2019	Housing rehabilitation		Housing Rehabilitation	CDBG: \$0	Rental units rehabilitated:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
4	Infrastructure	2015	2019	Non-Housing Community Development		Public Improvements	CDBG: \$800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
5	Public Services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing - Extremely and Very Low Income Homeless Prevention Case Management		Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						and Supportive Services Public Services		Homelessness Prevention: 500 Persons Assisted

Table 55 – Goals Summary

*Goal Descriptions*

1	<b>Goal Name</b>	Economic Vitality - Job Creation, Retention, Centers
	<b>Goal Description</b>	The City seeks to increase the availability of living wage or family sustaining jobs through business recruitment, expansion, and retention. Increase the viability of the Clearfield TOD, Legend Hills, Freeport Center, and Hill Air Force Base as these are the region's catalysts for economic development.
2	<b>Goal Name</b>	Housing Opportunity
	<b>Goal Description</b>	The City has a surplus of housing units that are affordable to the majority of the population including low to moderate income households. However, the City does not have adequate housing for middle to higher income households. The City seeks to zone for and incentivize higher quality housing.
3	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	The City seeks to rehabilitate the older housing units that are in need of repair due to housing problems, severe housing problems, and to promote curb appeal.
4	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	The City is continually in need of updating its infrastructure, which includes streets, sidewalks, trails, curb, gutter, water, and sewer lines.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will continue to support the public service providers that provide a range of benefits to City residents. Some of these services include case management and supportive services to single, extremely low, and very low income persons; funds for the food bank, supporting domestic violence shelter, and community learning.

***Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)***

The City does not have plans to provide affordable housing using CDBG funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

***Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)***

Not applicable.

***Activities to Increase Resident Involvements***

The City's strategy is to promote existing public housing programs. There are two public housing units in the City. Both are in good condition and remain occupied. The units are administered by the Davis Community Housing Authority. The PHA has an advisory board that consists of the residents from all of the public housing complexes. This ensure that the residents are involved and part of the decision making process. The board reviews annual plans and provides input on revitalization, restoration, management, and operation needs.

***Is the public housing agency designated as troubled under 24 CFR part 902?***

No.

***Plan to remove the 'troubled' designation***

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### ***Barriers to Affordable Housing***

Some negative effects of public policies on affordable housing are listed below:

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units. Zoning ordinances should make allowances for all types of housing, namely senior housing in the City, as well as increase density to make it happen.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities. Therefore, developers should be encourage and educated in order for more homes to be designed with accessibility standards.
- The City's Good Landlord program has pros and cons. The program gives discounts on a required rental license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

### ***Strategy to Remove or Ameliorate the Barriers to Affordable Housing***

One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Plan provides a detailed analysis of the City's housing inventory, affordability, and need. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes. Another possible barrier is the somewhat limited variety of housing due to the City's housing ordinances. This is not a significant barrier but one strategy could be to allow for a broader variety of housing. This means the City would need to revise their ordinance and allow other housing types such as residential care facilities (6 or fewer), second or accessory units, and single room occupancy units. Incentive zoning is another tool that the City can use to stimulate affordable housing. This type of zoning incentivizes smart growth land use patterns by combining incentives for affordable housing with incentives for building higher density housing near public transit and preserved open space.

Looking forward, the City wants to allow for more housing opportunity for all life cycles. To this end, the City is incentivizing housing for moderate to higher income households in order to offer a more balanced housing supply. The City will need to continue to plan for and consider their lower income residents. One tool to ensure affordable housing remains in the future is to ensure a percentage of new development is designated as such. This can take place through Redevelopment Agency Urban Renewal Areas (URA). The purpose of a URA is to remove blight and set aside a portion of their tax increment financing for affordable housing. Lastly, coordinated planning efforts and projects with nearby

jurisdictions can help remove some of the affordable housing burden.

## SP-60 Homelessness Strategy – 91.215(d)

### ***Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs***

The City of Clearfield's strategy is to reach out to the region's Continuum of Care, the Balance of State Continuum of Care, to ensure continued participation in efforts that identify and assess the needs of homeless persons living in the City.

### ***Addressing the emergency and transitional housing needs of homeless persons***

The data suggests that the majority of homelessness in the City is the result of domestic violence. One of the City's strategies will be to work with the region's Continuum of Care, the Balance of State Continuum of Care, to identify future strategies that can be used to address the emergency shelter and transitional housing needs of homeless persons living in the City, namely those persons fleeing domestic violence situations. The City will also support Davis Behavioral Health, Davis Citizen's Coalition Against Domestic Violence, Davis Community Housing Authority, and the Family Connection Center as these organizations offer emergency shelter and transitional housing opportunities for homeless persons.

### ***Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.***

The City of Clearfield's strategy will be to work with the region's Continuum of Care, the Balance of State Continuum of Care, to identify future strategies that can be used to address the emergency shelter and transitional housing needs of homeless persons living in the City. The City will continue to support the following organizations in an effort to address the emergency shelter and transitional housing needs of homeless persons: Davis Behavioral Health, Davis Citizen's Coalition Against Domestic Violence, Davis Community Housing Authority, and the Family Connection Center. The City also supports the State's effort to end chronic homelessness and will participate in the County's Local Homeless Coordinating Committee.

### ***Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs***

The City's strategy will be to work with and support the community housing authority's homeless prevention programs and Family Connection Centers' programs that help low income persons and

families avoid homelessness. The City will also provide information on the services offered by the Housing Authority and Family Connection Center.

## SP-65 Lead based paint Hazards – 91.215(i)

### ***Actions to address LBP hazards and increase access to housing without LBP hazards***

Though there are a number of homes that were built before 1978 that may contain lead-based paint they are not reported to the Davis County Health Department. The Davis County Health Department is the legal entity responsible for lead-based paint remediation efforts. However, the City and the Health Department continue to provide information to residents on the dangers and remediation actions that can be taken to reduce or mitigate the threat of lead-based paint. The Department no longer performs lead-based paint evaluations. The City will continue to disseminate information related to lead-based paint to its residents.

### ***How are the actions listed above related to the extent of lead poisoning and hazards?***

Lead-based paint hazards in the City are almost non-existent as the householders are not reporting the hazards to the Health Department.

### ***How are the actions listed above integrated into housing policies and procedures?***

One strategy will be to add a lead-based paint policy or procedure to the City's housing plan.

***Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families***

In order to reduce the number of poverty-level families, the City of Clearfield actively promotes economic development that creates and retains living wage jobs. To accomplish this, the City coordinates directly with its corporate citizens, property owners, brokers, EDCUtah, the Governor's Office of Economic Development, Davis County Economic Development, the Utah Division of Workforce Services, NorthFront Business Resource Center, Clearfield Job Corps, and other agencies.

Clearfield City has long been a regional employment center, with a strong manufacturing and defense contracting sector. The City will continue to build on that strength by helping those businesses to expand. Moreover, the development of Clearfield Station will provide about 450,000 square feet of flex-business space and nearly 500,000 square feet of traditional office space, creating nearly 1,000 new jobs over the next several years.

East Clearfield is also an important employment area, with the Legend Hills office complex and a large 125,000 square foot Exeter Finance / AAA building. Businesses in this area employ well-paid professionals (several defense contractors, and a couple of call centers) and the City expects the area will continue to grow.

The City itself does not provide training opportunities but there are a variety of agencies within the City that do. The City defers to those that specialize in those programs.

***How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan***

The City's poverty reduction plan coordinates with this plan by linking and coordinating departments, organizations, citizens, and resources. All of the City's departments work closely together to ensure communitywide needs and strategies are identified, coordinated, and met. There is strong coordination of program resources, strategies, and policies. For example, this Plan has identified job growth and the creation of living wage jobs as one of the City's priority needs. The City's Mayor, Council, Administration Services Department, and Economic Development Department are all aligned on this effort.

## SP-80 Monitoring – 91.230

***Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements***

The CDBG program is administered within the Community Development Department. This allows for a more comprehensive review and oversight of the program. Additionally, this ensures that projects funded with CDBG funds are implemented in conjunction with other comprehensive planning activities. The City's community development staff work under the direction of the Development Services Director who works under the Assistant City Manager, the City Manager, then the Mayor and Council.

The City works with a HUD representative out of the Denver Regional office who audits the City and its CDBG program. City staff work directly with CDBG grant recipients to ensure the recipients are aware of all of the program's policies and regulations. The City requires that the recipient create a scope of work that outlines the project's accomplishments. This is then included in a signed agreement with the City. The agreement allows the City to conduct site inspections, review financial records and other records, and determine matters of compliance and environmental regulations. The City also conducts internal monitoring control checks as part of the annual budget and annual independent audit.

## Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

### **Introduction**

The following anticipated resources from the CDBG program will be available during the 2015-2019 period covered by the Consolidated Plan.

### **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	213,281	0	0	213,281	210,000	It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive about \$210,000 per year.

**Table 56 - Expected Resources – Priority Table**

***Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied***

Though matching funds are not required in order to receive CDBG dollars the public service projects will leverage additional resources. See below for a more detailed description of the funding resources.

The Family Connection Center's (FCC) total project cost is \$359,151. The FCC will leverage the \$8,000 CDBG dollars with \$285,000 from other federal funding programs, \$15,151 from Davis County, \$30,000 from private donors, and \$20,000 from the United Way. In all, the FCC leveraged \$351,151 in additional resources.

The Davis Community Learning Center's total project cost is \$19,507 and the CDBG program will fund 100% of the project. There are no additional resources.

The Safe Harbor's total project cost is \$151,976. The Safe Harbor will leverage the \$5,000 CDBG dollars with \$34,692 from other federal sources, \$59,750 from the State of Utah, \$24,000 from Davis County, \$15,000 from cities, \$15,000 from private donors, and \$3,525 will be other in-kind/volunteer hours. In all the Safe Harbor leveraged \$146,976 in additional resources.

In all, the leveraged resources totaled \$498,127.

***If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan***

Not applicable.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	-	Public Services	CDBG: \$31,992	Public service activities other than Low/Moderate Income Housing Benefit: 5380 Persons Assisted Homelessness Prevention: 100 Persons Assisted
2	Infrastructure	2015	2019	Non-Housing Community Development	-	Public Improvements	CDBG: \$161,289	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 16 Households Assisted

**Table 57 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City's 2015 goal is to fund service providers in order to prevent homelessness, reduce poverty, stabilize families, provide essential case management and self-sufficiency support, child abuse prevention and awareness, and educational support and life skills classes.
<b>2</b>	<b>Goal Name</b>	Infrastructure
	<b>Goal Description</b>	350 West Infrastructure Project

## Projects

### AP-35 Projects – 91.220(d)

#### ***Introduction***

The following projects will be funded in 2015 using CDBG dollars:

- Family Connection Center \$7,854  
Food services to at-risk low income persons and families
- Davis Community Learning Center \$19,229  
Administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes
- Safe Harbor \$4,909  
Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies
- 350 West Infrastructure \$161,289  
Street, sidewalk, curb, gutter, water, sewer lines
- Administration \$20,000  
Administrative expenses in order to oversee the CDBG program at Clearfield City

#### ***Projects***

#	Project Name
1	Family Connection Center
2	Davis Community Learning Center
3	Safe Harbor
4	350 West Infrastructure Project
5	Administration

**Table 58 – Project Information**

#### ***Describe the reasons for allocation priorities and any obstacles to addressing underserved needs***

The funding priorities have not changed from those outlined in the Strategic Plan. The City does not foresee any obstacles in addressing the needs of the underserved.

AP-38 Project Summary

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Family Connection Center
	<b>Target Area</b>	-
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$7,854
	<b>Description</b>	The Family Connection Center project will provide food services to at-risk low income persons and families.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit about 8,000 persons including the youth, elderly, and elderly households.
	<b>Location Description</b>	1360 East 1450 South, Clearfield City, Utah
	<b>Planned Activities</b>	The CDBG dollars will allow the FCC to provide people in need with the basic element of food, educate the public about food related issues, and provide nutrition classes. The food bank will assist clients with emergency food supplies and case management services to help them identify the barriers of poverty.
<b>2</b>	<b>Project Name</b>	Davis Community Learning Center
	<b>Target Area</b>	-
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$19,229
	<b>Description</b>	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Davis Community Learning Center expects to assist 1,500 persons.
	<b>Location Description</b>	Holt and Wasatch Elementary Schools
	<b>Planned Activities</b>	The project will fund two resource coordinators, one at Holt Elementary School and one at Wasatch Elementary School. Schools are Title 1 schools, Holt elementary is a "focus" school that struggles academically and was the lowest performing elementary school in the district in FY2013. The coordinators will work to support the families in crisis and increase volunteerism. They will connect families in need or crisis with various resources in the community and then follow-up with the clients to ensure they received the right services. They will work closely with the school principals to identify the needs of the families. They will provide the following services to low income students and families: tutoring, assisting with after-school programs, tutoring English as a second language, Sub for Santa program, collection and distribution of coats, backpacks, school supplies, shoes, etc.
<b>3</b>	<b>Project Name</b>	Safe Harbor
	<b>Target Area</b>	-
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$4,909
	<b>Description</b>	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Safe Harbor expects to assist 100 persons.
	<b>Location Description</b>	Crisis Center, 660 West Mutton Hollow Road, Kaysville, Utah

	<b>Planned Activities</b>	The Safe Harbor will use the CDBG funds to offer support services, shelter, intervention, and education to victims of domestic violence. The Center's clients will have access to the following services: protective shelter, case management, psycho-educational groups, 24-hour crisis services, safety planning, outreach services, children's services, food, clothing, and all other services that the Center offers designed to assist in ending the cycle of domestic violence.
<b>4</b>	<b>Project Name</b>	350 West Infrastructure Project
	<b>Target Area</b>	-
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Public Improvements
	<b>Funding</b>	CDBG: \$161,289
	<b>Description</b>	The CDBG funds will be used to replace the street, sidewalk, curb, gutter, water, and sewer lines along 350 West.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The infrastructure project will benefit 16 households along 350 West.
	<b>Location Description</b>	350 West, Clearfield City, Utah
<b>Planned Activities</b>	The CDBG funds will be used to replace the street, sidewalk, curb, gutter, water, and sewer lines along 350 West.	
<b>5</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	-
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program.
	<b>Target Date</b>	6/30/2016

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
<b>Location Description</b>	Throughout the City of Clearfield.
<b>Planned Activities</b>	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program.

AP-50 Geographic Distribution – 91.220(f)

***Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed***

The City did not identify a geographic target area as a basis for funding allocation priorities.

***Geographic Distribution***

<b>Target Area</b>	<b>Percentage of Funds</b>
n/a	n/a

**Table 59 - Geographic Distribution**

***Rationale for the priorities for allocating investments geographically***

The City did not identify a geographic target area as a basis for funding allocation priorities.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### **Introduction**

The City of Clearfield plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services. However, this program is not reflected below as the services will not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 61 - One Year Goals for Affordable Housing by Support Type**

AP-60 Public Housing – 91.220(h)

***Introduction***

The City of Clearfield does not have action items planned in 2015 to address public housing needs.

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

Not applicable.

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

Not applicable.

***If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance***

Not applicable.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### ***Introduction***

The City plans to work closely with and collaborate with the region's Local Homeless Coordinating Council and Continuum of Care in the years covered by this Plan.

### ***Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including***

See below for the specific actions that the City will take to reduce and end homelessness.

### ***Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs***

The homeless person Point in Time Count was completed in January 2015 but the results from the count were not available at the time this Plan was submitted. Over the next year, City staff will connect and coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.

### ***Addressing the emergency shelter and transitional housing needs of homeless persons***

Victims of domestic violence are the primary type of person in need of an emergency shelter and transitional housing. To this end, the City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.

### ***Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again***

The City of Clearfield will work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2015 funding toward this activity in 2015.

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

The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with these organizations, the City does not plan to allocate 2015 funding toward this activity.

## AP-75 Barriers to affordable housing – 91.220(j)

### **Introduction**

The following barriers have been identified via conversation with the local public housing authority as well as based on data from the Regional Analysis of Impediments to Fair Housing Choice - Davis County and the City's former consolidated plan.

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units. Zoning ordinances should make allowances for all types of housing, namely senior housing in the City, as well as increase density to make it happen.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities. Therefore, developers should be encourage and educated in order for more homes to be designed with accessibility standards.
- The City's Good Landlord program has pros and cons. The program gives discounts on a required rental license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

### ***Actions it planned to remove or ameliorate 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***

One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Moderate Income Housing Plan provides a detailed analysis of the City's housing inventory, affordability, and need. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes. Another possible barrier is the somewhat limited variety of housing due to the City's housing ordinances. This is not a significant barrier but one strategy could be to allow for a more broad variety of housing. This means the City would need to revise their ordinance and allow other housing types such as residential care facilities (6 or fewer), second or accessory units, and single room occupancy units. Incentive zoning is another tool that the City can use to stimulate affordable housing. This type of zoning incentivizes smart growth land use patterns by combining incentives for affordable housing with incentives for building higher density housing near public transit and preserved open space.

## AP-85 Other Actions – 91.220(k)

### ***Introduction***

The City plans to undertake the following activities in order to carry out the strategies outlined in this Plan.

- Review the results from the AI and work toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population.
- Work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.
- Continue investing in the improvement and rehabilitation of older housing stock, namely renter occupied households.
- Work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.
- Reach out to the County Health Department to identify a one-year lead-based paint strategy that could be implemented in 2016.
- Fund the Family Connection Center which will allow the Center to provide emergency food and case management to at-risk and low income families.
- Fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary.
- Fund Safe Harbor in order to provide case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.
- Reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, the Family Connection Center, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources.

### ***Actions planned to address obstacles to meeting underserved needs***

The City of Clearfield is updating its Analysis of Impediments at the time this Plan was completed. In 2015, the City will review the results from the AI and work toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population. Additionally, the Community Development Department will work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.

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

The City will continue investing in the improvement and rehabilitation of older housing stock, namely renter occupied households. The City will also work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.

***Actions planned to reduce lead-based paint hazards***

The City will reach out to the County Health Department to identify a one-year strategy that could be implemented in 2016.

***Actions planned to reduce the number of poverty-level families***

The City will fund the Family Connection Center which will allow the Center to provide emergency food and case management to at-risk and low income families. The funding will provide emergency assistance and educational efforts that will help youth, elderly, and low income persons escape poverty and homelessness.

The City will also fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary. The resource coordinators will connect families in need or in crisis with various resources in the community. The coordinators will then follow up with the clients to ensure they received the services they needed. Some of the services include: tutoring, After School programs, tutoring English Language learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

***Actions planned to develop institutional structure***

The City does not have a plan to develop the institutional structure in 2015.

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

In order to enhance the coordination between public and private housing and social service agencies, the City will reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, the Family Connection Center, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources. City staff will coordinate internally to identify programs and other resources that can be coordinate in order to achieve common goals.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### ***Introduction***

The City of Clearfield plans to do the following actions in 2015:

- The City plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services. However, this program is not reflected below as the services will not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.
- The City staff will connect and coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.
- The City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.
- The City of Clearfield will work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2015 funding toward this activity.
- The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with these organizations, the City does not plan to allocate 2015 funding toward this activity.
- One strategy that would remove an affordable housing barrier is to update the City's Moderate Income Housing Plan. The Plan has not been updated since 2008 and an update would inform a variety of future planning processes.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>10,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

# Appendix A. 2015 Community Needs Assessment Survey

## Community Needs Assessment Survey - Template

### Clearfield City Needs Assessment SURVEY

#### Community Development Block Grant Program’s Consolidated Plan 2015-2020

**We Need Your Input!** The Consolidated Plan is necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development (HUD). Clearfield City must develop a Consolidated Plan that details how the City will use CDBG funds. The City recognizes that citizen input and participation is vital to the development of the Consolidated Plan. To this end, the City is conducting this Survey to allow for information and comment by citizens, public agencies, and other interested parties. This Survey can be completed by any Clearfield City resident and will assist the City in gathering input on housing, homelessness, community, and economic needs. This Survey is also available online, you can access the Survey by following this link: <https://www.surveymonkey.com/s/5T93FW9>. The information will be used to update the jurisdiction's Five-Year Consolidated Plan, establishing priorities for future funding applications.

For Questions, Comments, and to Return a Paper Copy of the Survey please contact: Clearfield City Community Development Department at 801-525-2781 or visit Clearfield City Hall, 55 South State Street, Clearfield, 84015.

**Please Complete and Return this Survey by February 12, 2015.**

**1. Today's Date:**

**2. Basic Information**

**Name:**

**Agency/Organization:**

**Address:**

**City:**

**Zip Code:**

**Email Address:**

**Phone Number:**

**3. Housing Needs** (place a check mark in the column that best represents your opinion concerning the need for each of the following housing facilities or services)

	No Need	Low Need	Medium Need	High Need
<i>Example: Housing for Seniors</i>			X	
Affordable For Sale Housing				
Affordable Rental Housing				
Housing for the Disabled				
Housing that is Available and Accessible to All				
Homeownership Assistance				
Rental Assistance				
Residential Rehabilitation				
Housing for Seniors				
Housing for the Homeless				

Other (please specify):

**4. Community Needs** (place a check mark in the column that best represents your opinion concerning the need for each of the following community services)

	No Need	Low Need	Medium Need	High Need
<b>Example: Tree Planting</b>		X		
Anti-Crime Programs				
Childcare Services				
Educational Services				
Health Services				
Senior Activities				
Youth Services				
Code Enforcement				
Graffiti Removal				
Parking Facilities				
Trash and Debris Removal				
Tree Planting				
Other (please specify):				

**5. Special Needs Services** (place a check mark in the column that best represents your opinion concerning the need for each of the following special needs service)

	No Need	Low Need	Medium Need	High Need
<b>Example: Homeless Shelters and Services</b>		X		
Accessibility Improvements (persons w/disabilities)				
Disabled Centers and Services				
Domestic Violence Centers and Services				
HIV/AIDS Centers and Services				
Homeless Shelters and Services				
Mental Health Services				
Neglected and Abused Children Centers and				
Substance Abuse Services				
Other (please specify):				

**6. Community Facilities** (place a check mark in the column that best represents your opinion concerning the need for each of the following community facilities)

	No Need	Low Need	Medium Need	High Need
<b>Example: Community Centers</b>			X	
Childcare Centers				
Community Centers				
Healthcare Centers				
Park and Recreational Facilities				
Senior Centers				
Youth Centers				
Other (please specify):				

**7. Infrastructure Improvements** (place a check mark in the column that best represents your opinion concerning the need for each of the following improvement)

	No Need	Low Need	Medium Need	High Need
<i>Example: Trails</i>				X
Drainage				
Sidewalk, Curb, Gutter				
Street Lighting				
Street/Alley				
Water/Sewer				
Trails				
Access to Transit and Other Public Transportation				
Other (please specify):				

**8. Economic Opportunities – Businesses and Jobs** (place a check mark in the column that best represents your opinion concerning the need for each of the following economic opportunities)

	No Need	Low Need	Medium Need	High Need
<i>Example: Store Front Improvements</i>	X			
Employment Training				
Commercial/Industrial Improvements				
Job Creation				
Job Retention				
Small Business Assistance				
Store Front Improvements				
Business District Revitalization				
Other (please specify):				

**9. Additional Comments:**

Return Survey to Clearfield City Community Development Department, 55 South State Street, Clearfield, UT 84015 by **February 12, 2015.**

*Thank you for your time!*

### Community Needs Assessment Survey – Results

The City requested that citizens, public agencies, and any other interested person complete an online survey, the Community Needs Assessment Survey. The Survey was conducted using Survey Monkey and results were tabulated using an excel spreadsheet. A link to the Survey was posted on the City's website at [www.clearfieldcity.org](http://www.clearfieldcity.org), included in the City's utility billing in order to ensure each citizen received a copy, sent via email and hand delivered to specific service providers to ask that they complete it and distribute to their clientele, and announced and made available at the first public hearing. Paper copies of the Survey were distributed throughout the City Hall, the Senior Services building, Family Connection Center, and Safe Harbor. In all, there were 27 responses to the Survey. The Survey was open from January 13, 2015 through February 12, 2015. The paper copies of the Survey were entered manually into Survey Monkey. Respondents were asked to provide their name and affiliation in order to better understand the varying needs from the citizen's perspective as well as the service provider perspective. We did not ask how they heard about the Survey.

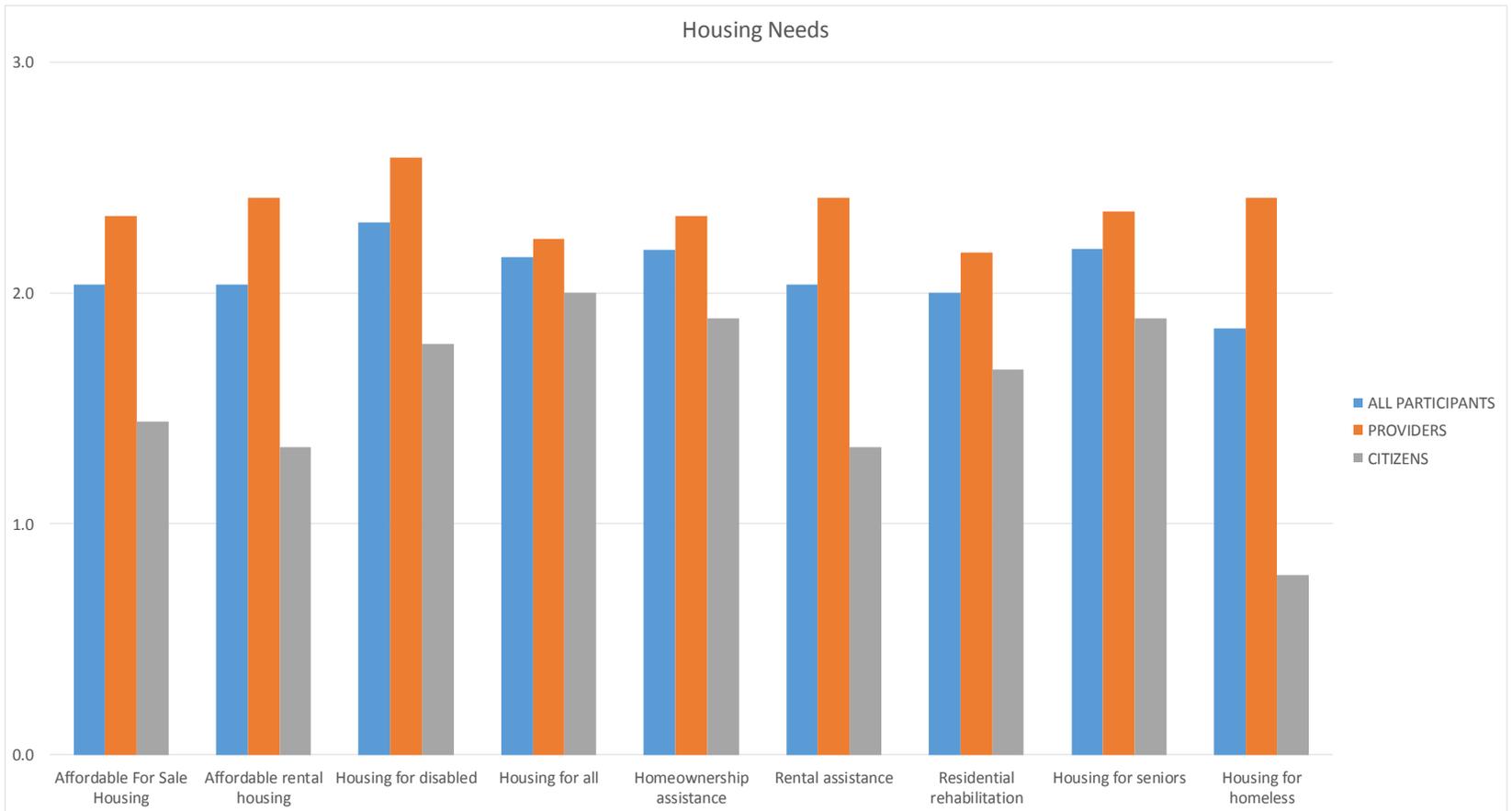
Survey participants were asked to rank a total of 48 community needs and services. These needs and services were placed into six main categories: Housing Needs, Community Services, Special Needs Services, Community Facilities, Infrastructure Improvements, and Economic Opportunities. Participants ranked each need and service into 1 of 4 categories: No Need (0), Low Need (1), Medium Need (2), and High Need (4).

The scores were tallied using Excel and charts were created. The charts were created based on the type of participant: all participants, service providers, and citizens. See below for the results from the Survey.

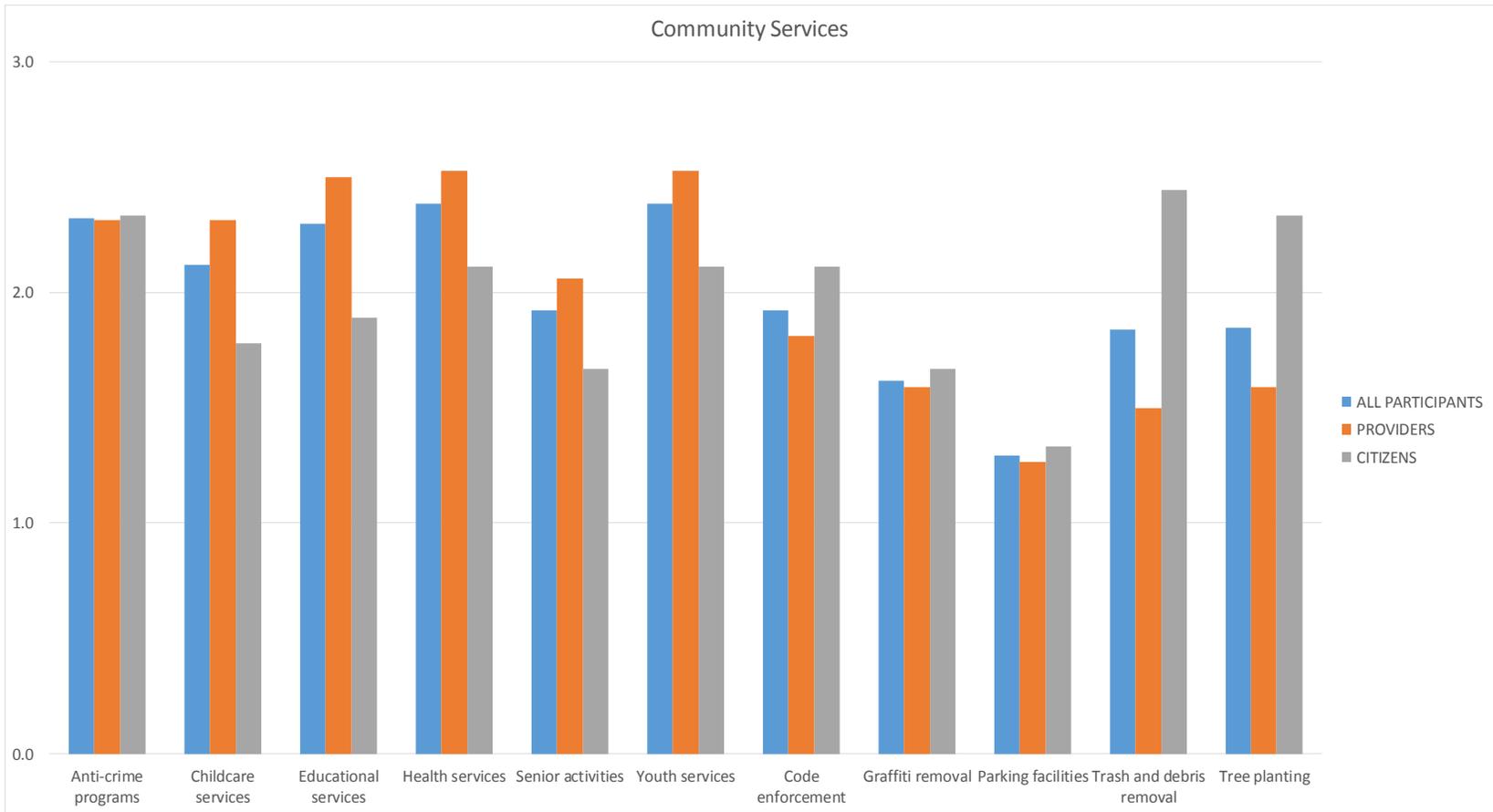
\*If this document is published please consider removing the names.

HOUSING NEEDS										
	Participant Name	1 Affordable For Sale Housing	2 Affordable rental housing	3 Housing for disabled	4 Housing for all	5 Home- ownership assistance	6 Rental assistance	7 Residential rehab- ilitation	8 Housing for seniors	9 Housing for homeless
1	Midtown Community Health Center	2	2	2	2	2	2	2	2	1
2	Davis County Health Department	2	2	2	2	2	2	2	2	2
3	Davis School District	3	3	3	3	2	3	3	3	3
4	Davis County Health Department	3	-	-	-	3	2	-	-	-
5	Family Connection Center	2	3	2	3	3	3	1	2	3
6	Davis Community Learning Center	0	2	2	1	1	3	1	0	3
7	Alzheimer's Association	3	3	3	2	3	3	3	3	3
8	Citizen	0	1	3	2	2	1	2	3	1
9	Citizen	1	1	2	2	1	1	3	2	1
10	Citizen	3	2	2	3	3	2	3	2	2
11	Citizen	1	0	1	2	2	2	0	1	1
12	Citizen	1	0	0	1	2	0	2	2	0
13	Citizen	2	2	3	3	2	1	3	2	1
14	Citizen	3	3	3	3	3	3	0	3	0
15	Davis County Health Department	2	3	3	2	2	3	3	3	3
16	Davis County	3	3	3	3	3	3	2	3	2
17	Davis County Senior Services	2	3	3	1	2	3	3	3	3
18	Davis County Health & Senior Services	3	3	2	3	2	-	3	2	2
19	Davis County Health Department	2	2	2	2	2	2	2	2	2
20	Davis County Senior Services	2	2	3	3	2	2	2	3	3
21	McKay-Dee Hospital	2	2	3	2	2	1	1	1	1
22	Davis County Senior Services	3	3	3	3	3	3	3	3	3
23	Citizen	0	0	0	0	0	0	0	0	0
24	Davis County Sheriff's Office	2	0	3	2	3	1	1	3	1
25	Family Connection Center	3	2	2	2	2	2	2	2	3
26	Citizen	2	3	2	2	2	2	2	2	1
27	Davis Housing Authority	3	3	3	2	3	3	3	3	3
<b>Average Score (0=No Need, 3=High Need)</b>		<b>2.037</b>	<b>2.038</b>	<b>2.308</b>	<b>2.154</b>	<b>2.185</b>	<b>2.038</b>	<b>2.000</b>	<b>2.192</b>	<b>1.846</b>

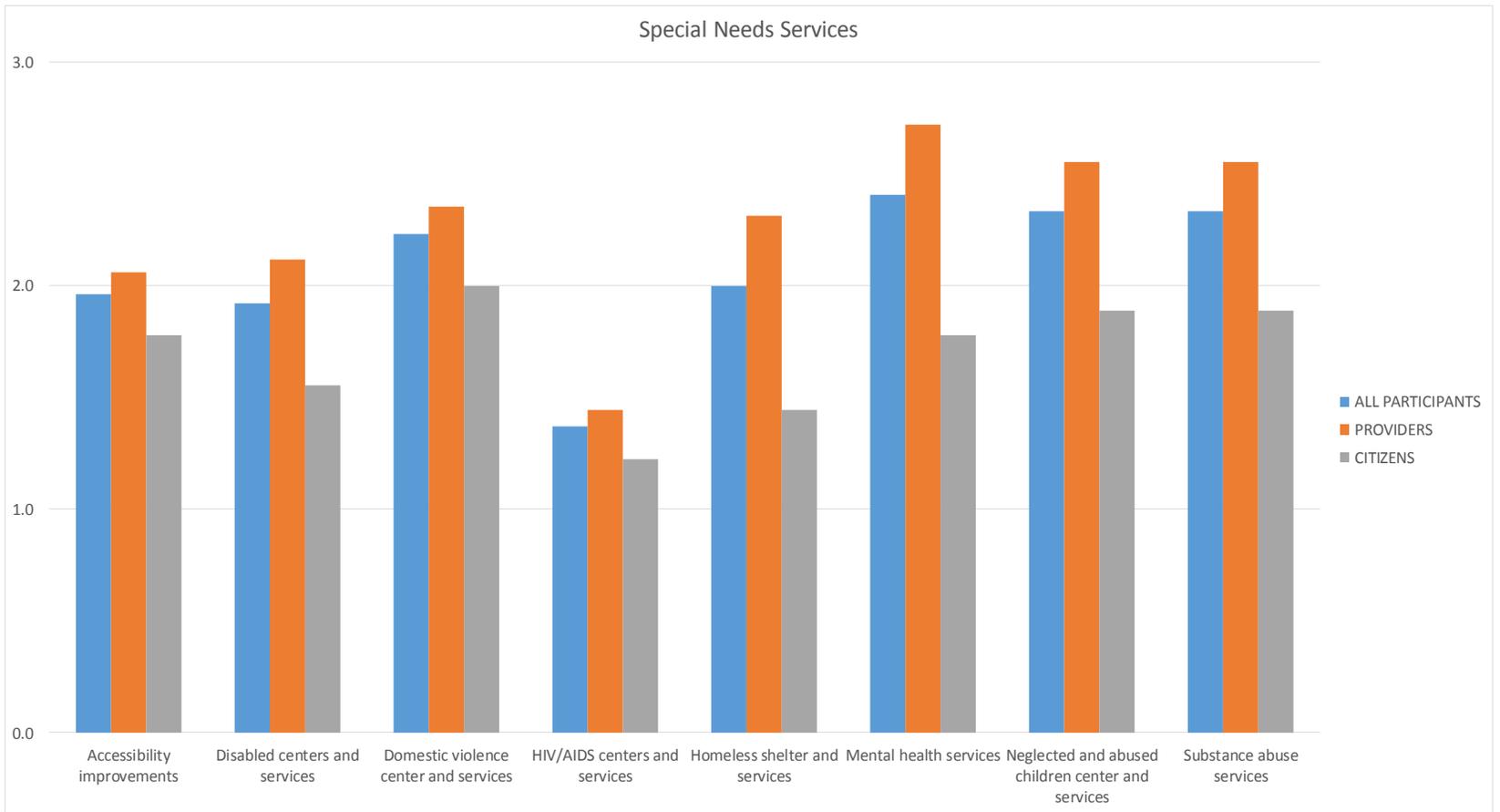
HOUSING NEEDS									
Participant Name	1 Affordable For Sale Housing	2 Affordable rental housing	3 Housing for disabled	4 Housing for all	5 Home- ownership assistance	6 Rental assistance	7 Residential rehab- ilitation	8 Housing for seniors	9 Housing for homeless
<b>Overall Rank</b>	<b>6</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>2</b>	<b>8</b>



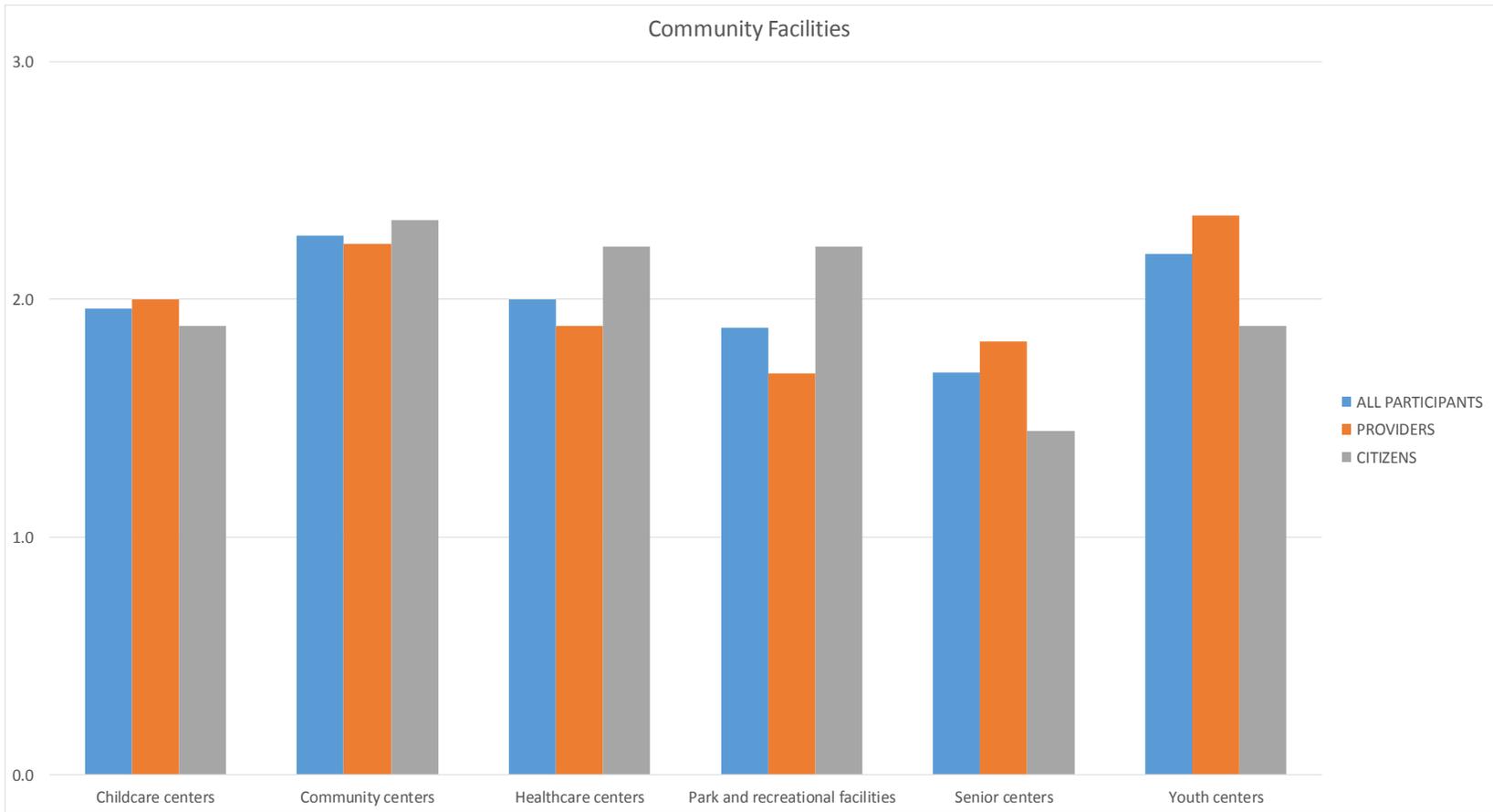
COMMUNITY SERVICES												
	Participant Name	1 Anti- crime programs	2 Child- care services	3 Educatio nal services	4 Health services	5 Senior activities	6 Youth services	7 Code enforce ment	8 Graffiti removal	9 Parking facilities	10 Trash & debris removal	11 Tree planting
1	Midtown Community Health Center	1	2	2	2	1	1	1	1	1	1	1
2	Davis County Health Department	3	3	3	3	3	3	2	2	2	2	3
3	Davis School District	1	1	1	2	1	3	1	1	1	1	1
4	Davis County Health Department	-	-	2	-	-	2	-	2	-	-	2
5	Family Connection Center	2	2	3	3	1	3	1	1	1	1	1
6	Davis Community Learning Center	2	2	2	2	1	3	1	1	1	1	1
7	Alzheimer's Association	3	2	2	3	2	2	3	2	2	3	2
8	Citizen	3	2	2	2	2	3	3	3	3	3	3
9	Citizen	1	1	1	1	1	1	0	0	0	2	2
10	Citizen	3	2	2	3	2	3	3	2	2	2	2
11	Citizen	3	2	2	2	2	3	3	3	1	3	3
12	Citizen	3	1	2	2	2	3	2	2	1	2	3
13	Citizen	2	2	3	3	2	2	3	2	1	3	3
14	Citizen	3	2	2	2	2	2	2	2	2	3	2
15	Davis County Health Department	2	3	2	2	2	3	2	1	1	1	2
16	Davis County	3	2	2	2	3	3	1	1	1	1	2
17	Davis County Senior Services	3	3	3	3	3	3	1	1	1	1	3
18	Davis County Health & Senior Services	2	2	3	2	3	3	2	2	1	1	1
19	Davis County Health Department	2	2	2	2	2	2	2	1	2	2	2
20	Davis County Senior Services	-	-	3	3	3	-	-	-	-	-	-
21	McKay-Dee Hospital	3	2	3	3	2	3	3	3	2	2	2
22	Davis County Senior Services	3	3	3	2	2	3	3	3	-	2	1
23	Citizen	2	2	0	2	0	0	2	0	0	3	3
24	Davis County Sheriff's Office	3	3	3	3	2	2	3	3	1	3	1
25	Family Connection Center	2	3	3	3	2	1	1	1	1	1	1
26	Citizen	1	2	3	2	2	2	1	1	2	1	0
27	Davis Housing Authority	2	2	3	3	2	3	2	1	1	1	1
<b>Average Score (0=No Need, 3=High Need)</b>		<b>2.320</b>	<b>2.120</b>	<b>2.296</b>	<b>2.385</b>	<b>1.923</b>	<b>2.385</b>	<b>1.920</b>	<b>1.615</b>	<b>1.292</b>	<b>1.840</b>	<b>1.846</b>
<b>Overall Rank</b>		<b>2</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>9</b>	<b>10</b>	<b>8</b>	<b>7</b>



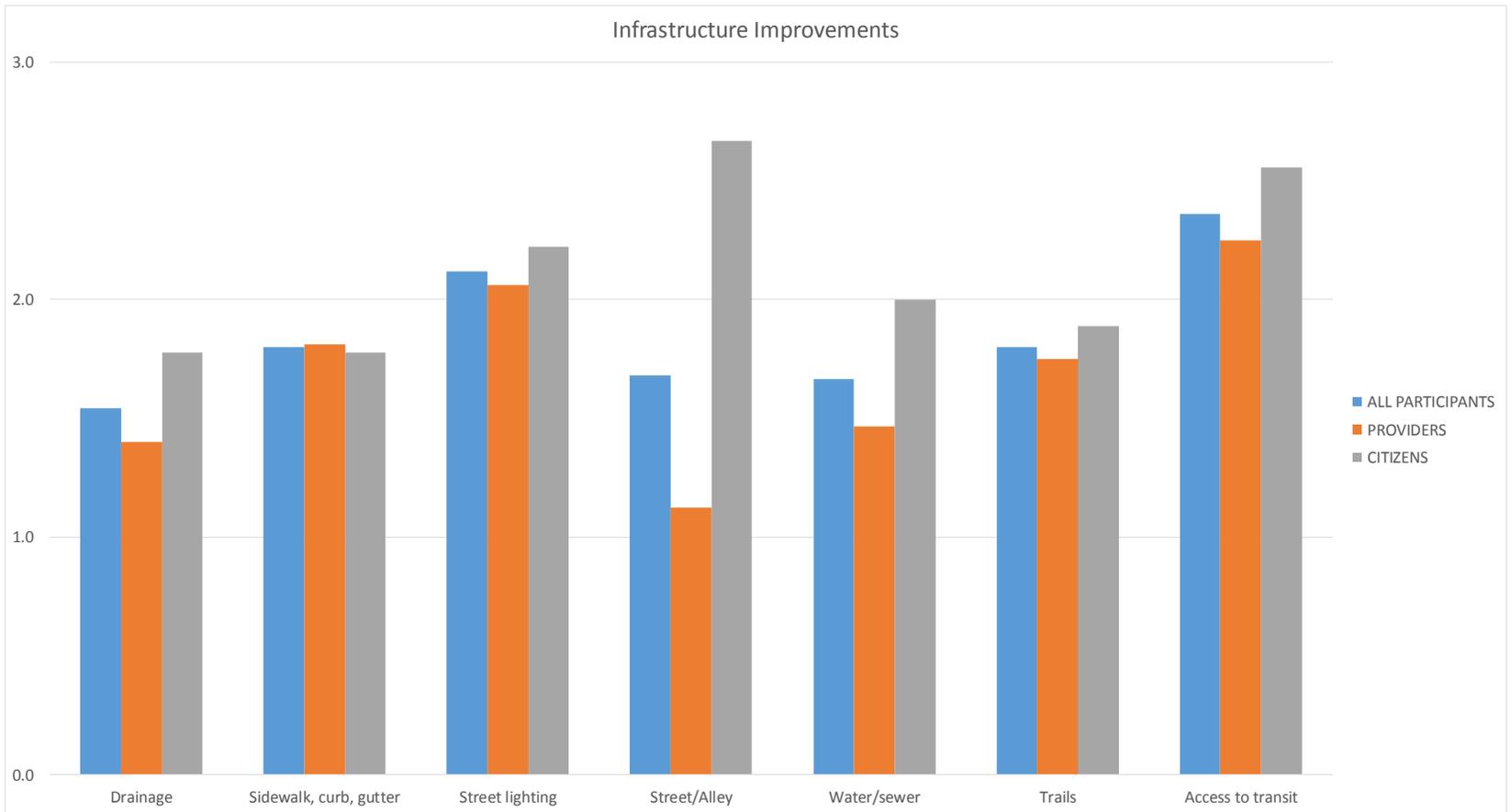
SPECIAL NEEDS SERVICES									
	Participant Name	1 Accessibility improve- ments	2 Disabled centers and services	3 Domestic violence center and	4 HIV/AIDS centers and services	5 Homeless shelter and services	6 Mental health services	7 Neglected/ abused children	8 Substance abuse services
1	Midtown Community Health Center	1	1	2	1	1	3	2	3
2	Davis County Health Department	2	2	3	1	1	3	2	2
3	Davis School District	2	2	3	2	3	2	3	3
4	Davis County Health Department	-	-	2	2	-	3	3	3
5	Family Connection Center	1	1	3	2	3	1	2	2
6	Davis Community Learning Center	1	1	2	1	2	3	2	2
7	Alzheimer's Association	2	2	2	2	3	2	2	2
8	Citizen	3	3	3	3	2	3	3	2
9	Citizen	0	0	2	1	1	2	1	2
10	Citizen	2	2	3	2	2	3	3	3
11	Citizen	2	1	2	1	3	2	2	1
12	Citizen	1	1	2	1	1	2	2	2
13	Citizen	3	2	2	1	2	2	2	2
14	Citizen	3	3	2	2	2	2	2	2
15	Davis County Health Department	3	3	2	1	3	3	3	3
16	Davis County	2	2	2	1	2	3	3	3
17	Davis County Senior Services	3	3	3	2	3	3	3	2
18	Davis County Health & Senior Services	2	2	-	1	2	3	2	2
19	Davis County Health Department	2	3	2	1	3	3	2	3
20	Davis County Senior Services	3	3	3	2	-	3	3	3
21	McKay-Dee Hospital	2	2	2	1	2	3	2	2
22	Davis County Senior Services	3	3	2	2	3	3	3	3
23	Citizen	0	0	0	0	0	0	0	0
24	Davis County Sheriff's Office	3	3	3	2	2	2	3	3
25	Family Connection Center	1	1	3	1	3	3	3	2
26	Citizen	2	2	2	0	0	0	2	3
27	Davis Housing Authority	2	2	1	1	1	3	3	3
<b>Average Score (0=No Need, 3=High Need)</b>		<b>1.962</b>	<b>1.923</b>	<b>2.231</b>	<b>1.370</b>	<b>2.000</b>	<b>2.407</b>	<b>2.333</b>	<b>2.333</b>
<b>Overall Rank</b>		<b>5</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>2</b>



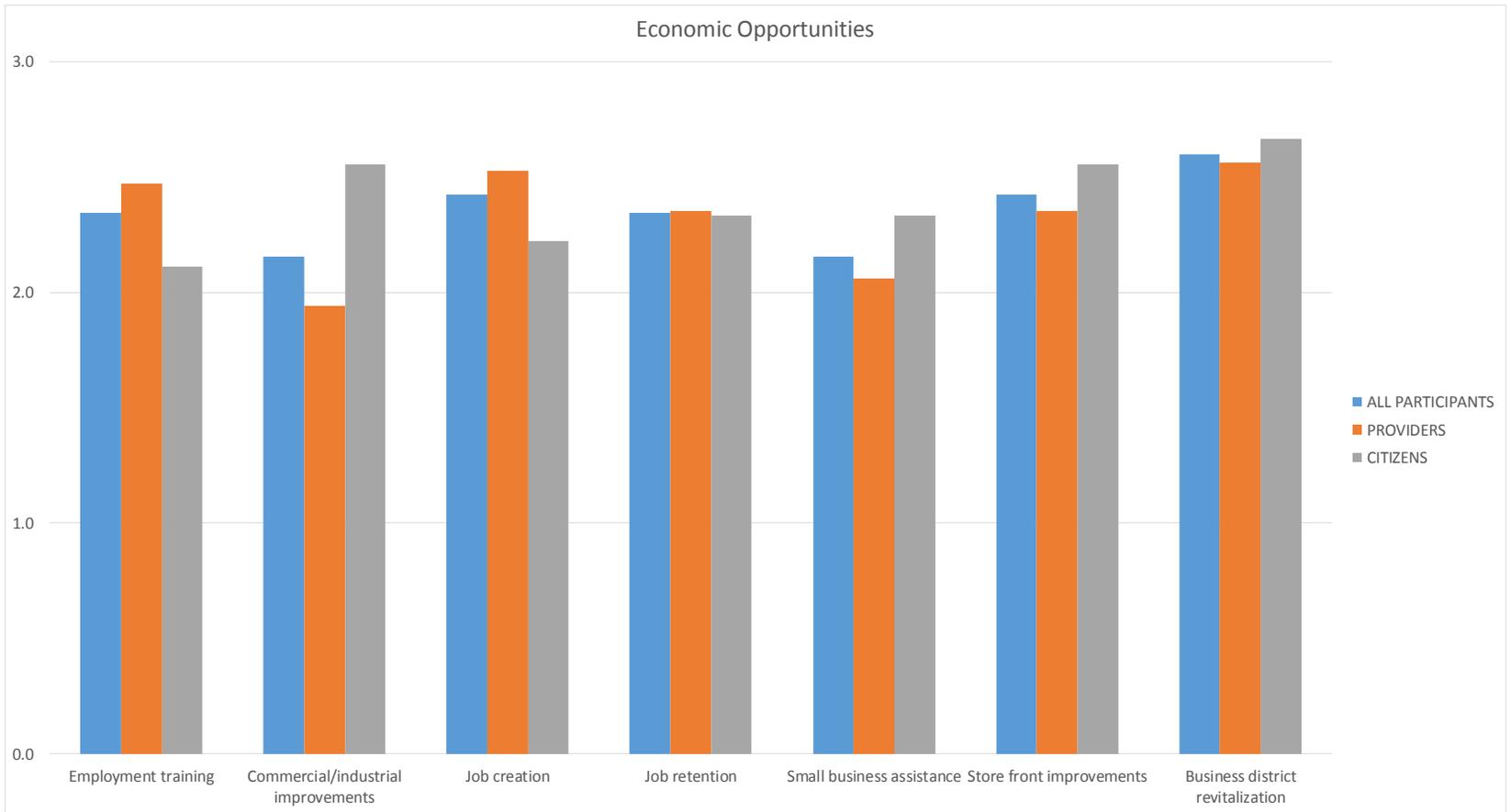
COMMUNITY FACILITIES							
	Participant Name	1 Childcare centers	2 Community centers	3 Healthcare centers	4 Park and recreational facilities	5 Senior centers	6 Youth centers
1	Midtown Community Health Center	1	1	2	1	1	1
2	Davis County Health Department	2	2	2	2	2	3
3	Davis School District	1	3	3	2	2	3
4	Davis County Health Department	-	-	0	3	-	2
5	Family Connection Center	1	2	1	0	1	2
6	Davis Community Learning Center	1	3	2	1	1	3
7	Alzheimer's Association	2	3	3	2	3	3
8	Citizen	2	3	3	3	3	2
9	Citizen	1	1	2	0	1	1
10	Citizen	2	3	2	3	2	3
11	Citizen	2	3	2	3	1	3
12	Citizen	1	2	1	2	1	2
13	Citizen	2	2	2	2	2	2
14	Citizen	2	2	2	2	2	2
15	Davis County Health Department	2	2	1	-	1	3
16	Davis County	3	1	1	2	3	2
17	Davis County Senior Services	3	3	3	3	3	3
18	Davis County Health & Senior Services	2	2	1	1	1	2
19	Davis County Health Department	3	3	3	2	2	3
20	Davis County Senior Services	-	3	3	-	3	-
21	McKay-Dee Hospital	2	1	1	1	1	2
22	Davis County Senior Services	3	2	2	2	1	1
23	Citizen	2	3	3	3	0	0
24	Davis County Sheriff's Office	2	2	2	2	2	2
25	Family Connection Center	2	3	2	1	2	3
26	Citizen	3	2	3	2	1	2
27	Davis Housing Authority	2	2	2	2	2	2
<b>Average Score (0=No Need, 3=High Need)</b>		<b>1.960</b>	<b>2.269</b>	<b>2.000</b>	<b>1.880</b>	<b>1.692</b>	<b>2.192</b>
<b>Overall Rank</b>		<b>4</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>2</b>



INFRASTRUCTURE IMPROVEMENTS								
	Participant Name	1 Drainage	2 Sidewalk, curb, gutter	3 Street lighting	4 Street/Alley	5 Water/sewer	6 Trails	7 Access to transit
1	Midtown Community Health Center	1	1	2	1	1	1	1
2	Davis County Health Department	1	1	1	2	1	2	3
3	Davis School District	1	1	3	1	1	1	3
4	Davis County Health Department	-	3	3	2	-	3	3
5	Family Connection Center	1	1	1	1	1	1	1
6	Davis Community Learning Center	1	1	1	1	1	1	1
7	Alzheimer's Association	2	3	3	2	2	2	3
8	Citizen	2	3	3	3	3	3	3
9	Citizen	0	2	3	3	1	0	3
10	Citizen	2	1	2	3	3	2	2
11	Citizen	2	2	3	3	3	3	3
12	Citizen	3	1	2	3	2	2	2
13	Citizen	2	2	3	2	2	3	3
14	Citizen	2	2	3	3	3	2	2
15	Davis County Health Department	1	3	2	2	2	3	3
16	Davis County	2	2	3	0	3	2	2
17	Davis County Senior Services	2	2	1	0	3	3	3
18	Davis County Health & Senior Services	1	1	2	1	2	2	3
19	Davis County Health Department	2	2	3	2	1	3	3
20	Davis County Senior Services	-	-	-	-	-	-	-
21	McKay-Dee Hospital	1	2	2	1	2	2	1
22	Davis County Senior Services	-	-	-	-	-	-	-
23	Citizen	0	0	0	3	0	1	3
24	Davis County Sheriff's Office	3	3	3	0	0	0	0
25	Family Connection Center	1	2	2	1	1	1	3
26	Citizen	3	3	1	1	1	1	2
27	Davis Housing Authority	1	1	1	1	1	1	3
<b>Average Score (0=No Need, 3=High Need)</b>		<b>1.542</b>	<b>1.800</b>	<b>2.120</b>	<b>1.680</b>	<b>1.667</b>	<b>1.800</b>	<b>2.360</b>
<b>Overall Rank</b>		<b>6</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>1</b>



ECONOMIC OPPORTUNITIES								
	Participant Name	1 Employment training	2 Commercial/ industrial improvements	3 Job creation	4 Job retention	5 Small business assistance	6 Store front improvements	7 Business district revitalization
1	Midtown Community Health Center	2	1	2	1	2	1	1
2	Davis County Health Department	2	3	2	2	1	3	3
3	Davis School District	2	1	2	2	2	1	2
4	Davis County Health Department	3	3	3	2	2	3	3
5	Family Connection Center	3	3	3	3	2	3	3
6	Davis Community Learning Center	2	1	1	2	1	1	1
7	Alzheimer's Association	2	3	3	3	3	3	3
8	Citizen	3	3	3	3	3	3	3
9	Citizen	1	3	3	3	1	3	3
10	Citizen	2	3	2	3	3	2	3
11	Citizen	3	3	3	3	3	3	3
12	Citizen	2	2	1	1	2	3	3
13	Citizen	3	3	2	2	3	3	3
14	Citizen	2	3	3	3	3	3	3
15	Davis County Health Department	3	3	2	2	2	3	3
16	Davis County	2	2	2	1	2	3	3
17	Davis County Senior Services	2	1	3	3	3	3	3
18	Davis County Health & Senior Services	2	2	2	2	2	2	-
19	Davis County Health Department	2	2	3	2	3	3	3
20	Davis County Senior Services	-	-	-	-	-	-	-
21	McKay-Dee Hospital	3	3	3	3	3	3	3
22	Davis County Senior Services	3	2	3	3	2	2	3
23	Citizen	0	0	0	0	0	0	0
24	Davis County Sheriff's Office	3	0	3	3	2	3	3
25	Family Connection Center	3	2	3	3	2	2	3
26	Citizen	3	3	3	3	3	3	3
27	Davis Housing Authority	3	1	3	3	1	1	1
<b>Average Score (0=No Need, 3=High Need)</b>		<b>2.346</b>	<b>2.154</b>	<b>2.423</b>	<b>2.346</b>	<b>2.154</b>	<b>2.423</b>	<b>2.600</b>
<b>Overall Rank</b>		<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>1</b>



**CLEARFIELD CITY CORPORATION**  
**ONE-YEAR ACTION PLAN AMENDMENTS FOR**  
**PROGRAM YEAR JULY 1, 2013 – JUNE 30, 2014**  
**PROGRAM YEAR JULY 1, 2014 - JUNE 30, 2015**

Clearfield City requests to amend the above mentioned One Year Action Plans to include the following:

**Originally reported:**

Clearfield City's 2013-2014 and 2014-2015 Action Plans originally reported:

2013-2014 Projects	Allocated	Spent	Balance
Davis Community Learning Center	\$10,646	\$6,899.17	\$3,746.83
CDBG Administration	\$20,000	\$18,466.36	\$1,533.64
2014-2015 Projects			
Clearfield Youth Resource Center	\$10,547	\$0	\$10,547.00
<b>TOTAL</b>			<b>\$15,827.47</b>

**Proposed Project:**

Clearfield City is requesting to reprogram the above-mentioned funds into the following project:

400 West Infrastructure Project: \$15,827.47

The 2014-2015 One Year Action Plan currently has \$154,355.00 allocated to the 400 West Infrastructure Project. Adding the additional \$15,827.47 will put the project total at **\$170,182.47**



# City Council

## STAFF REPORT

**TO:** Mayor Shepherd, City Council, and Executive Staff

**FROM:** Scott A. Hess, MPA  
Development Services Manager  
[scott.hess@clearfieldcity.org](mailto:scott.hess@clearfieldcity.org) (801) 525-2785

**MEETING DATE:** May 12, 2015

**SUBJECT:** Discussion and Possible Action on the **Rosenberg Subdivision Development Agreement**, a request by John Hansen, on behalf of Thomas Rosenberg for a Development Agreement approval located at 925 S. 2000 E. (TIN: 09-302-0008).

---

### RECOMMENDATIONS

Move to **Approve as conditioned Rosenberg Subdivision Development Agreement**, a request by John Hansen, on behalf of Thomas Rosenberg for a Development Agreement approval located at 925 S. 2000 E. (TIN: 09-302-0008), based on the discussion and findings in the Staff Report.

---

### PROJECT SUMMARY

Project Information	
Project Name	Rosenberg Rezone
Site Location	925 S. 2000 E
Tax ID Number	09-302-0008
Applicant	John Hansen
Owner	Thomas Rosenberg
Proposed Actions	Development Agreement Approval
Current Zoning	C-2 (Commercial) / R-2 (Residential)
Current Master Plan	Mixed Use / Residential
Gross Site Area	7.09 Acres (5.517 acres Residential)

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## **ANALYSIS**

The applicant Mr. John Hansen has been working with Clearfield City Staff to identify development specifics such as drainage, retention, and parking within a proposed mixed-use site. The Clearfield City Planning Commission approved the Preliminary Subdivision Plat on April 1, 2015, and the Clearfield City Council approved the Final Subdivision Plat on April 28, 2015 pending the “approval, full execution and recording of a development agreement against the parcel...”

A Development Agreement generally provides the Developer’s Undertakings and the City’s Undertakings and represents a contract between the two parties outlining specifics of the development.

The Rosenberg Subdivision consists of 32 lots designed for twin home development (please note there is one single home, and one tri-plex), two commercial pad sites along 2000 East (a.k.a. University Park Boulevard), and the remainder of the property held as ‘Common Area’ which will be required to be maintained through a Homeowner’s Association. The developer is required to establish a Homeowner’s Association, and add a note to the Final Plat that Common Areas will be maintained by the HOA in perpetuity. The site is served by a single public road that will be designed to Clearfield City standards with curb, gutter and sidewalk. The road is stated to be dedicated to the City.

The Common Area makes up 48% of the residential portion of the site and is being provided as Landscaping/Open Space with a Storm Water Detention area on the southeast side of the residential portion of the project. The finished floor area of each unit will be at least 1,500 square feet and have a two-car garage attached and one additional off street parking area per unit.

The setbacks in the R-2 zone require 25 foot front yards and 25 foot rear yards. This site is long and skinny with a significant slope north to south. Due to the unique site constraints the buildings have been pushed closer to the street with a front yard setback of 20 feet, and the site is proposed to be developed closer to the south property line with a 15 foot rear yard on some of the units. The R-2 code also requires 30 feet of separation between multi-family buildings, but states that an 8 foot side yard is acceptable. The nature of these units will be operate much more closely to single-family homes than multi-family and the proposed separation between buildings is 12 feet.

As part of a recent rezone of this property on the western 5.517 acres, the City required that Commercial buildings fronting 2000 East to have the buildings set on the street with parking behind or to the side. Also, the pad sites will be kept free of weeds, and prepared for development with road base.

The Development Agreement meets the requirements of the Planning Commission and City Council. Staff recommends approval of the Development Agreement as drafted.

---

## **ATTACHMENTS**

1. Rosenberg Subdivision Development Agreement

DEVELOPMENT AGREEMENT  
*for*  
ROSENBERG SUBDIVISION  
*between*  
CLEARFIELD CITY CORPORATION  
*and*  
JOHN W. HANSEN

THIS AGREEMENT is entered into this \_\_\_\_ day of \_\_\_\_\_ 2015, by and between Clearfield City Corporation (the “City”), a Utah Municipal Corporation, and John W. Hansen (“Developer”).

**RECITALS**

- A. Developer intends to develop certain property situated in Clearfield City, Davis County, Utah, located at approximately 925 South University Park Boulevard, more particularly described in Exhibit “A” attached hereto and known as the “Property.”
- B. Developer either owns or has a contractual right to purchase the Property.
- C. The Developer desires to develop the Property according to the Rosenberg/Hansen Subdivision Plat and Improvement Drawings dated March 6, 2015 as well as incorporating any changes thereto as set forth in the approved final subdivision plat to be recorded with the Davis County Recorder’s Office, which documents are described in Exhibit “B” attached hereto and known as the “Plat”.
- D. On April 28, 2015, the City approved the Plat submitted by the Developer for the development of the Property.
- E. Developer and City are entering into this Development Agreement as part of the subdivision approval process for the development of the Property.

NOW, THEREFORE, in consideration of the premises and the terms and conditions herein stated and for other valuable consideration, the adequacy of which is acknowledged by the parties hereto, it is agreed as follows:

**I. DEVELOPER’S UNDERTAKING.**

- A. Developer hereby agrees to construct and to install, all improvements described in the Plat and Improvement Drawings. In the event that Developer does not complete such improvements according to the specific plans set forth in the Plat and Improvement Drawings, the City shall have the right to cause such work to be done as is necessary to reasonably complete the installation of the improvements and Developer shall be liable for the cost of such additional work.

In addition, this development may require new water, sanitary sewer and storm sewer lines to be installed. The Developer shall be responsible for installing those lines in accordance with City standards and in addition to the other improvements on the Plat and Improvement Drawings. The street through the subdivision shall be dedicated to the city and built to city specifications. Upon satisfactory inspection by the City Engineer, it will be the City's responsibility to maintain the street.

No building permits shall be issued for construction on the Property until the City has approved the final Subdivision Plat and the final Site Plan.

B. Housing units within the development of the Property shall be 32 total units made up of the following: 28 units of two-family dwellings (twin homes), 1 single family home, and 1 tri-plex. Each unit shall have a two-car garage and one additional off-street parking space.

C. Residential units shall have at least 1,500 square feet of finished floor area above grade. No slab on grade construction without footings is allowed.

D. Each building on the Property shall have the setbacks, front yards, back yards and side yards as shown on the approved Final Site Plan.

E. All exterior finishes must be either brick, stucco, rock, masonry, or combinations thereof. Each unit shall have front elevations which include at least fifty percent (50%) brick or forty percent (40%) rock.

F. Developer shall construct residential units on the Property in substantial conformance with the plans and elevations presented to the City during the approval process which plans and elevations shall be kept on file in the records of Clearfield City (Site Plan dated July 14, 2014 attached as Exhibit "C", and Elevations dated October 30, 2013 attached as Exhibit "D"). Developer, or its assigns, may modify the plans and elevations for the residential units on the Property provided that such modifications satisfy the requirements of paragraphs 1(B), 1(C), 1(D) and 1(E) of this Agreement.

G. Developer agrees to provide at least twenty-five percent (25.0%) of the Property to remain as open space. Developer shall construct, install, and pay for all improvements related to the open space and it shall have shrubs, trees and grass covering that shall be mowed, watered and maintained. Developer shall establish a homeowners association to be responsible for all aspects of maintenance of the open space. Should the homeowners association fail to maintain the open space, the City shall have the right, but not the obligation to perform such maintenance and bill the charges therefore to the individual homeowners on a pro-rated basis.

H. Prior to recording the Final Subdivision Plat, the Developer shall record this Agreement against the Property as covenants running with the lots and land in the Development and indicate on the approved Final Subdivision Plat the existence of this Agreement and the recording data therefore.

I. As a part of this Development Agreement, prior to receiving any residential building permits the Developer shall put a deed restriction on parcels A and B of the subdivision plat, which front 2000 East, and have been designed for two commercial buildings with a minimum combined floors pace of 12,000 square feet. The commercial buildings must be built to face 2000 East with parking on the side or rear of the buildings. Additionally, prior to receiving any residential building permits, the pad sites of parcel A and B must be readied for development (cleared, graded, and covered with road base) and must be kept free of weeds and debris. The deed restriction is described in Exhibit "E".

J. The Developer shall install a six (6) foot vinyl fence between the commercial and residential development lots on the East side of the project.

K. It is further agreed and understood that the Developer shall be given approval by the city to construct 32 residential units once the subdivision has been recorded and improvements bonded. The issuance of building permits and construction of the residential units shall not be tied to the timing of construction of the commercial buildings on Parcels A and B.

L. The Developer must comply with the City's requirements for guaranteeing the installation and warranty of all subdivision improvements pursuant to the City's subdivision ordinance and all other applicable laws.

## **II. CITY'S UNDERTAKINGS.**

A. The City shall approve the final subdivision plat for the development of the Property, provided that such final plat is consistent with the Plat and conforms to all applicable laws. The City will record the approved final plat with the Davis County Recorder's Office as required by law.

B. Pursuant to the City's subdivision ordinance, following approval of the final subdivision plat by the City Council, but before approval from the City Attorney or recording of the final plat with the Davis County Recorder's Office, the City will verify that proper assurances (escrow account and agreement, and/or surety bond) are in place to guarantee the satisfactory installation and warranty of the subdivision improvements

## **III. GENERAL TERMS AND CONDITIONS.**

A. Integration Clause. This Document and those incorporated by reference constitute the entire agreement between the Parties and may not be amended except in writing signed by the Parties.

B. Exhibits Incorporated. Each exhibit attached hereto and referenced in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

C. Attorneys' Fees. In the event of any action or suit by a party against the other party for any reason of any breach of any of the covenants, conditions, agreements, provisions on the part of the other part arising out of the Agreement, the prevailing party in such action or suit shall be entitled to have and recover from the other party all costs and expenses incurred therein, including reasonable attorneys' fees.

D. Governing Law and Venue. It is mutually understood and agreed that this Agreement shall be governed by the laws of the state of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the Second Judicial District Court, Farmington Department, State of Utah.

E. Remedies for Breach. In addition to any other remedies allowed under law or equity, the parties shall specifically be entitled to specific performance of the terms and conditions under this Agreement.

F. Successors and Assigns of the Parties. This Agreement shall be binding upon the parties and their successors and assigns, and where the term "Developer", "Party" or "Parties" is used in this Agreement it shall mean and include the successors and assigns of Developer. In addition, Developer may assign the rights to develop part of the Property to a third party pursuant to the terms of this Agreement, provided that such third party agrees in writing to be bound by the terms of this Agreement and that such written agreement to be bound has been provided to the City.

G. Headings. The paragraph headings of this Agreement are for the purposes of performance only and shall not limit or define the provisions of this Agreement or any of said provisions.

H. Severability or Partial Validity. If any term, covenant, paragraph, or condition of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each such remaining term, covenant, or condition of this Agreement shall be valid and enforceable to the full extent permitted by law.

I. Warranty of Authority. Each party signing or executing this Agreement warrants that they have full authority to sign this Agreement and by signing said Agreement do bind the parties thereto.

J. Warranty Inspections. The Developer agrees to reimburse the City or pay directly to the City's engineer any costs associated with the intermediate and final warranty inspections that are required prior to acceptance of the subdivision improvements by the City.

IN WITNESS WHEREOF, the Developer and the City have executed this Agreement effective as of the date first above written.

CLEARFIELD CITY CORPORATION,  
A Utah Municipal Corporation

John W. Hansen, Developer

By: \_\_\_\_\_  
Mark R. Shepherd, Mayor

\_\_\_\_\_  
John W. Hansen, Developer

ATTEST:

By: \_\_\_\_\_  
Nancy R. Dean, City Recorder

**PERSONAL ACKNOWLEDGMENT**

STATE OF UTAH    )  
                          §  
COUNTY OF DAVIS)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2015 personally appeared before me, Mr. John W. Hansen as signer of the foregoing document, who duly acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

\_\_\_\_\_  
NOTARY PUBLIC

Residing: \_\_\_\_\_

STATE OF UTAH    )  
  §  
COUNTY OF DAVIS)

On \_\_\_\_\_ of \_\_\_\_\_, 2015 personally appeared before me, Mark R. Shepherd and Nancy R. Dean, who being by me duly sworn did say, that they are the Mayor and City Recorder of Clearfield City Corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of the City Council and the said, Mark R. Shepherd and Nancy R. Dean, acknowledged to me that said corporation executed the same.

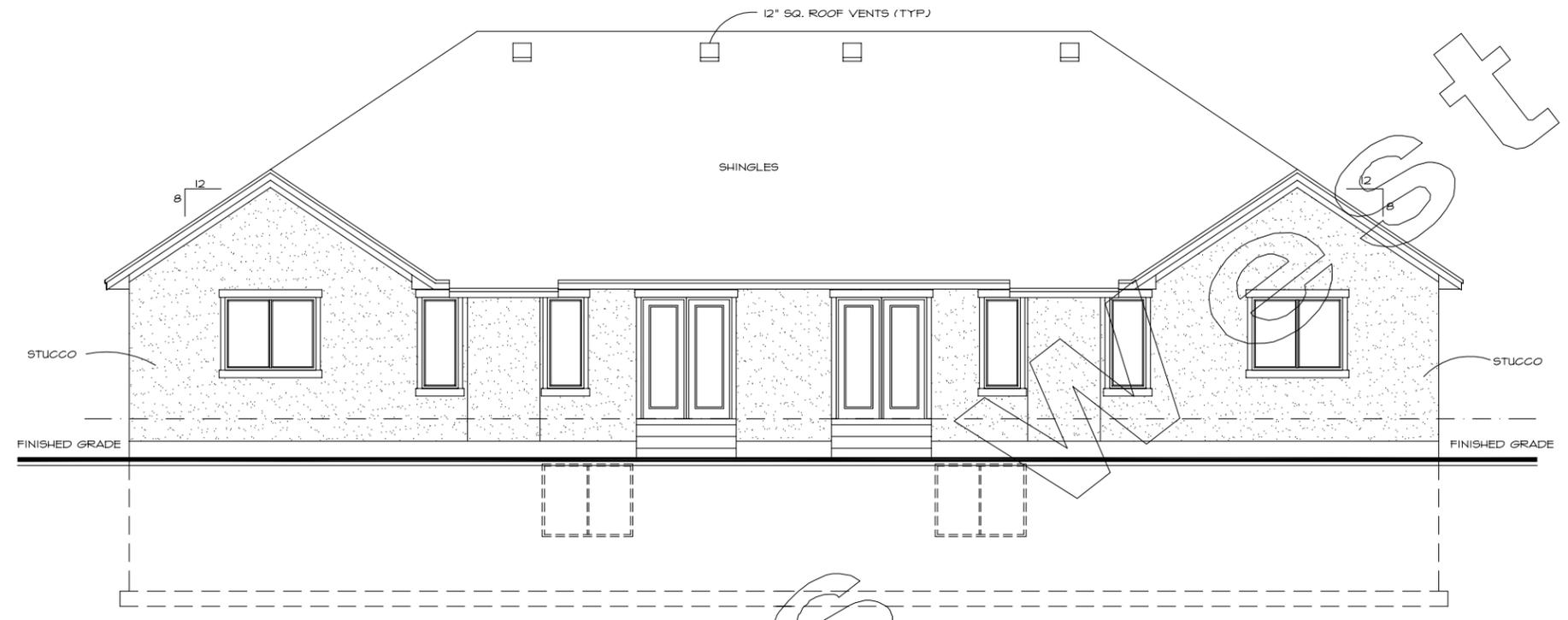
\_\_\_\_\_  
NOTARY PUBLIC  
Residing:



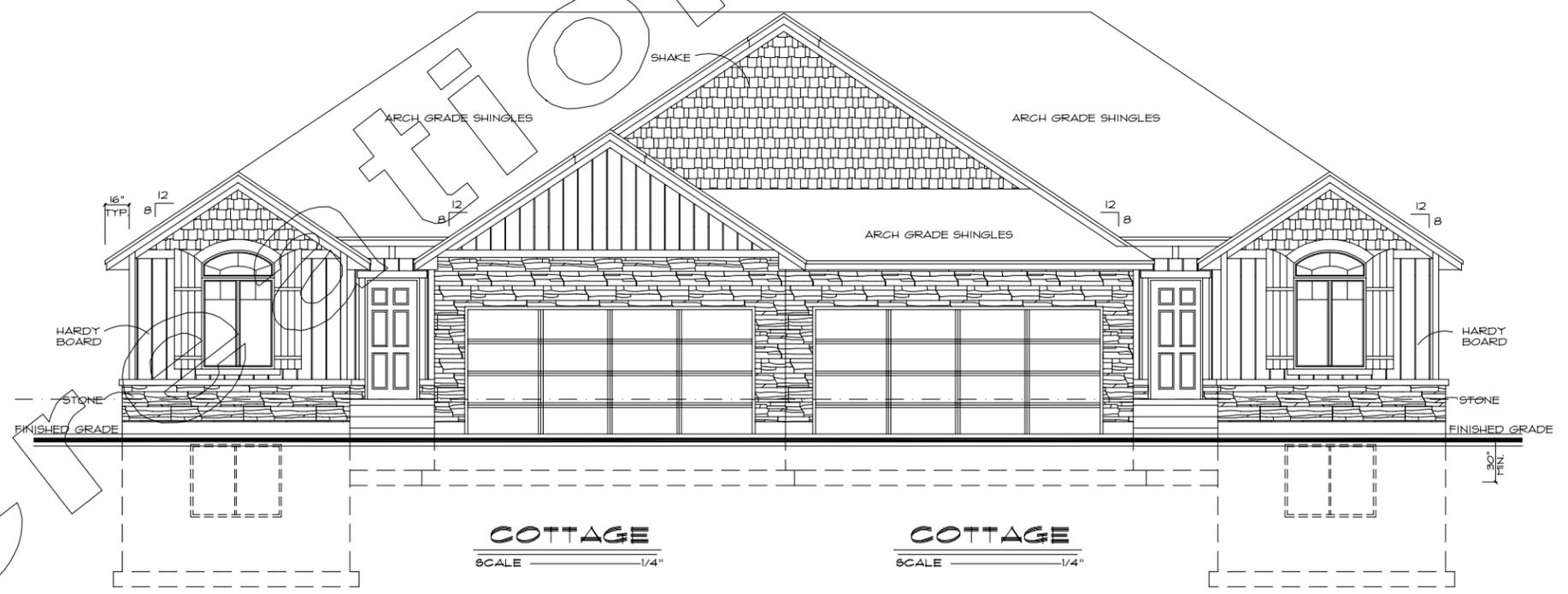
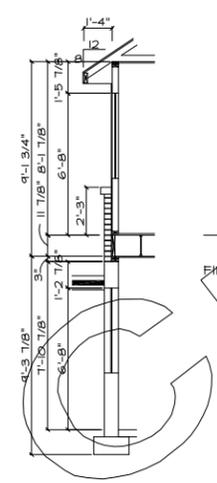
BID SET NOT FOR BUILD, BID SET NOT FOR BUILD

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



REAR ELEVATION  
SCALE 1/4"



COTTAGE  
SCALE 1/4"

COTTAGE  
SCALE 1/4"

FRONT ELEVATION  
SCALE 1/4"

PLANNED FOR:  
JPC CONTRACTING  
LOT# XXX, PLAT  
CITY, STATE

3,544 E. 17th Street  
Ammon, Idaho 83406  
P: 208.523.5355  
plans@creationswest.com

1424 Legend Hills Dr.  
Suite #120 84015  
Clearfield, Utah 84015  
P: 801.523.6700  
plans@creationswest.com

CREATIONS WEST  
ARCHITECTURE & DESIGN  
WWW.CREATIONSWEST.COM



DATE:  
OCT. 30, 13

SHEET:  
1B

PLAN NUMBER  
COTTAGE DUPLEX

**EXHAUST SYSTEM NOTES:**

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend.

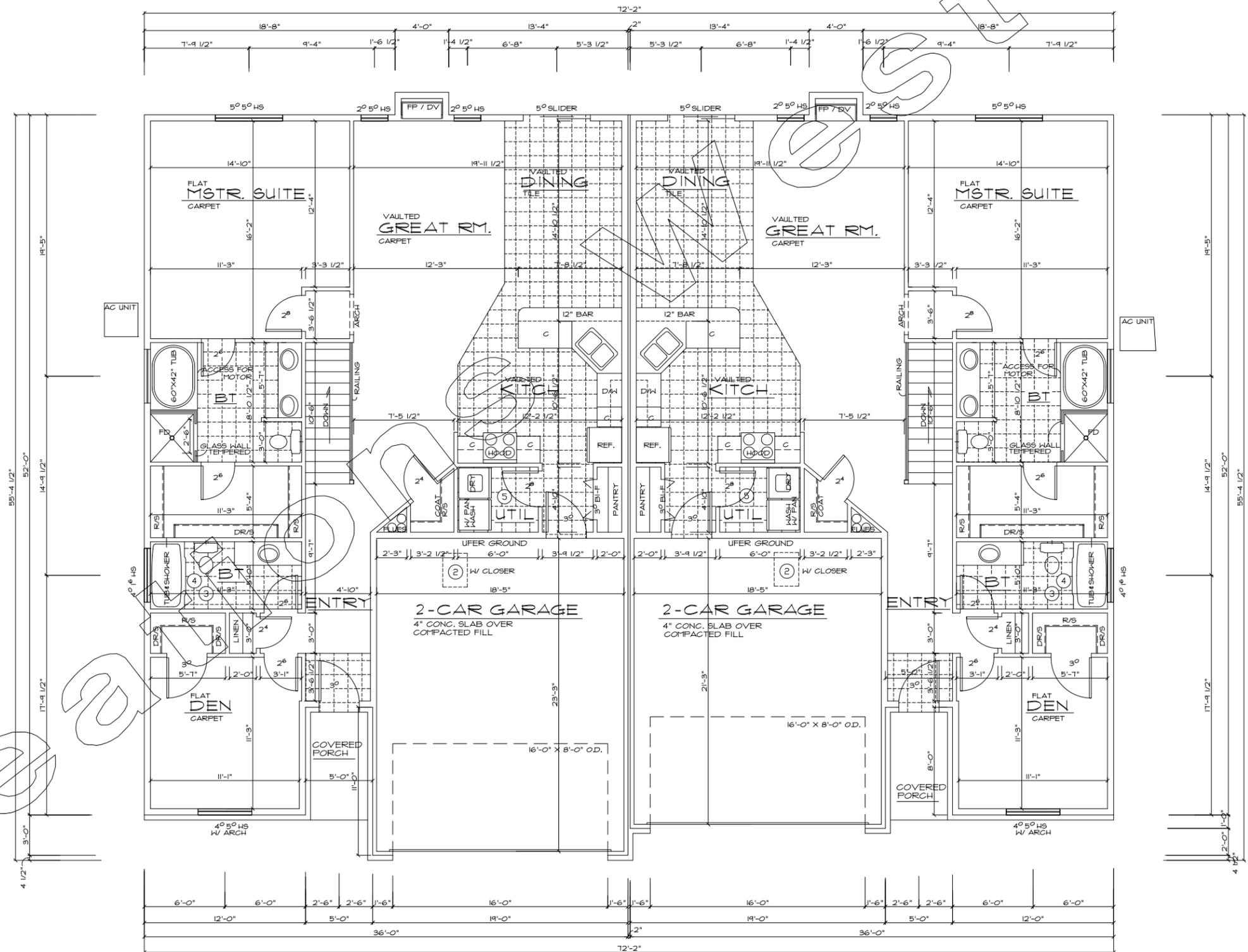
**GENERAL BATHROOM NOTES:**

Shower compartments shall have at least 400 sq. ft. of floor area and be of sufficient size to enclose a circle with a dia. not less than 30 in. Hinged shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. If no windows, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm for continuous ventilation.

ALL exterior doors shall have a floor of landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8' from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



**GENERAL NOTES:**

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**FIRE PROTECTION:**

Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, not @ 8' o.c. All beams and structural members shall be protected with 5/8" gyp. brd. with self-closer. Door between garage and house shall be solid core wood or "B" labeled door not less than 1 3/4" w/ self-closer. Protect enclosed usable space under stairs with 5/8" gyp. brd. fire blocking or stud cavities that are greater than 8'-0".

**COTTAGE**  
SCALE 1/4"  
1383 MAIN SQ. FT.  
**MAIN FLOOR PLAN "B"**  
SCALE 1/4"

**COTTAGE**  
SCALE 1/4"  
1383 MAIN SQ. FT.

**FLOOR PLAN GENERAL NOTES:**

1. Plumbing wall 2x6 @ 16" o.c.
2. All hvac access 22" x 30" with a switched light in attic space.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting, termination cap.

PLANNED FOR:  
**JPC CONTRACTING**  
LOT# XXXX, PLAT  
CITY, STATE

1424 Legend Hills Dr.  
Suite # 120  
Clearfield, Utah 84015  
p. 801.525.6700  
plans@creationswest.com

**CREATIONS WEST**  
ARCHITECTURE & DESIGN  
WWW.CREATIONSWEST.COM



DATE:  
OCT. 30, 13  
SHEET:  
**2**

PLAN NUMBER  
**COTTAGE DUPLEX**

FOUNDATION SCHEDULES, CONCRETE SPECIFICATIONS, AND EXCAVATION NOTES ARE LOCATED ON SHEET S2/3.

FOUNDATION HOLDOWN STRAP. SEE SHEET S2/3.

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.

**MECHANICAL GENERAL NOTES:**

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2- ducts provided, placed at 12" above floor, and if placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. ft. per 4,000 BTU/h of the total heating rating of all appliances within the space.

OR  
Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. ft. per 2,000 BTU/h of the total heating rating of all appliances within the space.

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. F2801.1

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. IRC M141.3

**APPLIANCES ANCHORAGE NOTES:**

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

Emergency floor drains at water heaters, laundries, garages, ect. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

**WINDOW WELL NOTES:**

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 18 sq. ft. w/ a min. horizontal projection and width of 36 inches. Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

**GENERAL CONCRETE NOTES:**

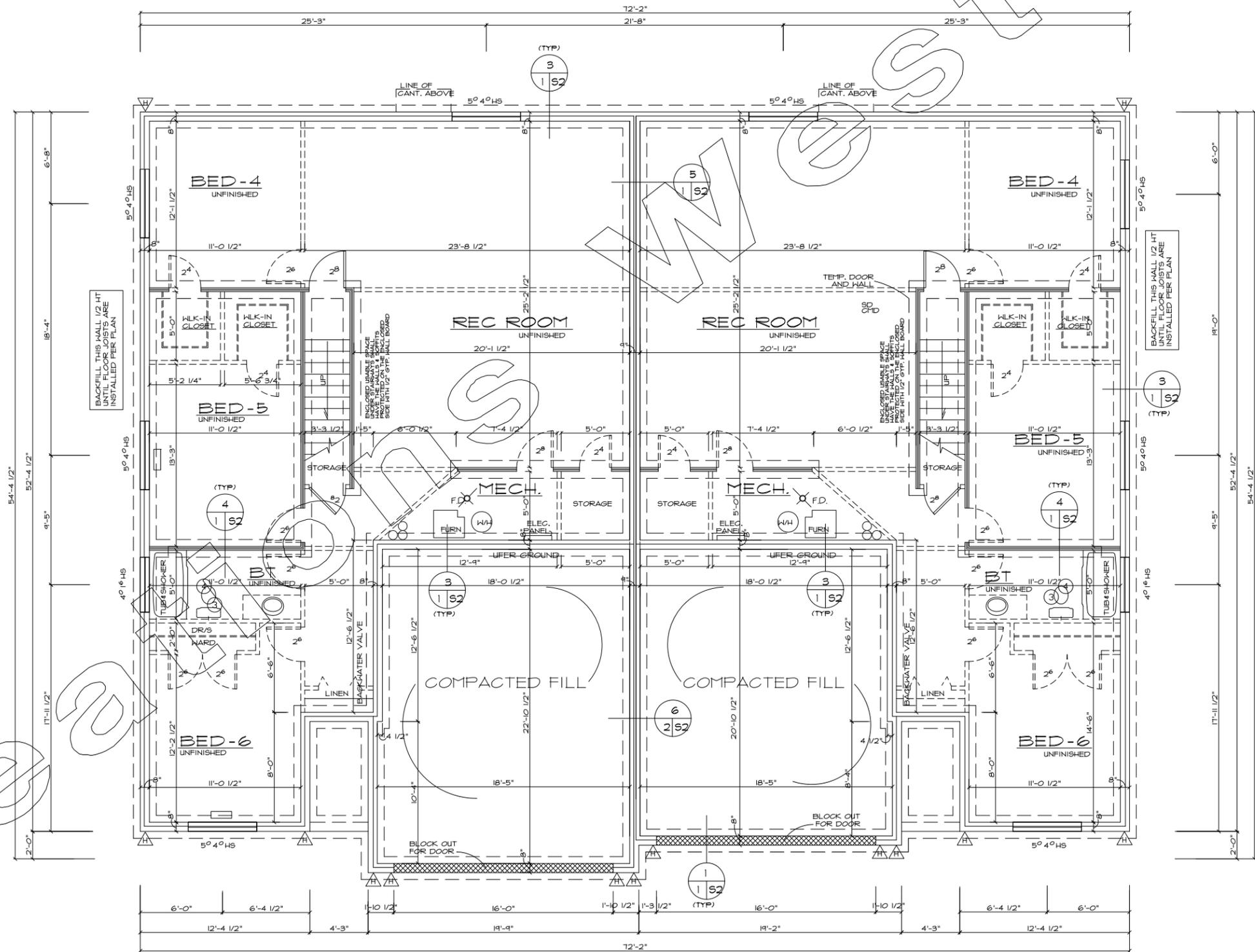
Basement walls, foundations and other concrete not exposed to the weather = 2800 psi. Basement slabs and floor slabs on grade, except garage floor slabs = 2800 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs = 3000 psi.

**FOUNDATION ELEVATION:**

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter or point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternative elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

**GEO-TECH ENGINEER:**

Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.



**FTG. / FOUND. PLAN**

SCALE: 1/4"

NOTE:  
8' CEIL. HEIGHT TYP.

ALL 125V 15-20 AMP RECEPTACLS INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.

PLANNED FOR:  
**JPC CONTRACTING**  
LOT# XXX, PLAT  
CITY, STATE

3544 E. 17th Street  
Ammoh, Idaho 83406  
p. 208.525.9555  
plans@creationswest.com

1424 Legend Hills Dr.  
Suite # 120 84015  
Clearfield, Utah 84015  
p. 801.525.6700  
plans@creationswest.com

**CREATIONS WEST**  
ARCHITECTURE & DESIGN  
WWW.CREATIONSWEST.COM



DATE:  
OCT. 30, 13

SHEET:  
**3**

PLAN NUMBER  
**COTTAGE DUPLEX**

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MEETING MINUTES  
7:00 P.M. POLICY SESSION  
April 28, 2015

*(This meeting was held following the regularly scheduled City Council Meeting.)*

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Verlan E. Robinson, Don McKinnon – Davis Behavioral Health, Amber Hansen – Thackeray Garn, Brad Allen – John W. Hansen & Associates, Chris J. Chelemes, Sam Chelemes, Kathryn Murray, Con L. Wilcox

Chair Young called the meeting to order at 8:21 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE APRIL 14, 2015 POLICY SESSION

**Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the April 14, 2015 policy sessions as written, seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

APPROVAL OF RESOLUTION 2015R-02 AUTHORIZING THE REVISED PARTICIPATION AGREEMENT WITH CLEARFIELD STATION, LLC, PROVIDING FOR THE USE OF TAX INCREMENT FINANCING FOR THE REIMBURSEMENT OF CONSTRUCTION COSTS FOR CERTAIN PROJECT INFRASTRUCTURE IMPROVEMENTS

The Clearfield Station Community Development Area (CDA) was created for the primary

purpose of capturing tax increment to help pay for the cost of public infrastructure connected with the development of the UTA property. This participation Agreement sets forth the provisions under which the CDRA would reimburse the developer for those costs. It was previously approved by the CDRA on May 27, 2014. However, that version of the agreement has not been executed by any parties and is not in effect. Since then revisions to the phasing of the project have made it necessary to revise the Participation Agreement. The current version of the agreement incorporates the same phasing and timing changes reflected in the updated Master Development Agreement, considered earlier this evening by the City Council.

JJ Allen, Assistant City Manager, explained the tax increment financing agreement which had been approved about a year ago made reference to the phasing and timing of the project and the changes which were recently approved to the MDA and the MDP during the City Council meeting, the same adjustments would need to be made to the participation agreement.

Director LeBaron inquired about how much tax increment would be generated with the project. Mr. Allen responded the maximum was approximately \$35,000,000 over 35 years. He explained the CDA had a maximum life of 35 years which was divided into three tranches and each tranche could only last 20 years. He continued once the tranche was triggered it would only generate tax increment for a 20 year period. He emphasized the geographical area of the CDA consisted of more than the Clearfield Station property. He mentioned the CDA budget and plan, as well as this agreement, stated the first tranche would need to be triggered no later than March 1, 2015 and reported that date would not change.

**Director Shepherd moved to approve Resolution 2015R-02 authorizing the revised Participation Agreement with Clearfield Station, LLC, providing for the use of tax increment financing for the reimbursement of construction costs for certain project infrastructure improvements and authorize the Chair's signature to any necessary documents, seconded by Director LeBaron. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

There being no further business to come before the Community Development and Renewal Agency, **Director LeBaron moved to adjourn as the Community Development and Renewal Agency and reconvene in a work session as the City Council at 8:26 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**