



Utah Small Cities Community Development Block Grant (CDBG) Program

2020-2025 CONSOLIDATED PLAN

2024 Annual Action Plan

MORGAN COUNTY

TOOELE COUNTY

WEBER COUNTY

For July 1, 2024 - June 30, 2025

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

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Executive Summary

The 2024 Annual Action Plan is an annual update to the region's five-year Consolidated Plan. The Consolidated Plan is required by the U.S. Housing and Urban Development (HUD) in order to best appropriate Small Cities Community Development Block Grant (CDBG) funds. The Consolidated Plan is updated annually and goes through a major revision every five years. The Plan is created in order to best promulgate CDBG program information and funding.

The 2024 Annual Action Plan identifies current housing, economic, and community development priorities based on local and regional needs for the Wasatch Front Region. See below for a list of the cities and counties that make up the Wasatch Front Region's Small Cities CDBG Program and their 2023 population (most recent data available) based on Wasatch Front Regional Council projection population data.

Eligible Jurisdictions within the Wasatch Front Region's CDBG Small Cities Program 2023 Wasatch Front Regional Council Population Projections	
Morgan County	13,909
Morgan City	5,655
Unincorporated County	8,254
Tooele County	79,069
Erda	3,382
Grantsville City	14,474
Lake Point	2,599
Rush Valley Town	497
Stockton Town	797
Tooele City	48,075
Vernon Town	261
Wendover City	1,690
Unincorporated County	17,372
Weber County (excluding Ogden City, ineligible)	175,365
Farr West City	7,185
Harrisville City	6,898
Hooper City	10,123
Huntsville Town	688
Marriott-Slaterville City	2,739
North Ogden City	18,941
Plain City	7,776
Pleasant View City	10,946
Riverdale City	11,254
Roy City	38,725
South Ogden City	20,634
Uintah Town	1,249
Washington Terrace City	9,003
West Haven City	19,199
Unincorporated County	7,600

Consultation and Outreach

As the CDBG Program administrator for Morgan, Tooele and Weber Counties, the Wasatch Front Regional Council (WFRC) sought involvement from other organizations on the development of the 5 Year Consolidated Plan update which informs the 2024 Annual Action Plan through public announcements and via attendance at housing, community, and economic development related meetings. The Plan was also published online at the Wasatch Front Regional Council's website: www.wfrc.org. There was a 30-day public comment period before the draft was finalized, and no public comments were received. Feedback on the CDBG Program is always encouraged and can be offered anytime by e-mailing WFRC staff member Christy Dahlberg at christy@wfrc.org.

Entities Consulted

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

- Morgan County
- Tooele County
- Weber County
- Washington Terrace
- Morgan City
- Vernon Town
- Harrisville
- Huntsville Town
- Roy
- Marriott-Slaterville
- Tooele City
- Wendover City
- West Haven
- Riverdale
- Erda
- Switchpoint
- Stockton
- Lake Point
- Farr West

Public Participation

Public participation began with a How to Apply workshop in which the CDBG program is explained to any interested entity or person throughout the region. All applicants become part of the planning process through the submission of a locally prioritized set of projects known as a Capital Investment Plan (CIP). Additionally, each applicant holds a public hearing in order to inform and receive feedback from the general public. In late 2023 and early 2024, 7 public hearings were held throughout the regions seeking public input. WFRC has a copy of the comments received from the public hearings.

The public was notified of the Consolidated Plan update through a public notice published on the State public notice website www.Utah.gov/pmn noticing the public comment period seeking input and participation. The 30-day public comment period began February 5, 2020 and ended March 7, 2020. A public comment open house notice was also published for February 18, 2020 held at the Wasatch Front Regional Council at 41 North Rio Grande Street, Salt Lake City Utah, 84101 at 4 pm.

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

The 2024 Annual Action Plan was noticed for a 30-day public comment on January 30th, 2024 as well as notice for a public open house to take place at WFRC (41 N. Rio Grande Street, Suite 103, SLC UT, 84101 and via Zoom on February 15th at 4 pm. XX public comments were received.

Goals & Objectives

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

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

Goal Outcome Indicator	Quantity	Unit of Measurement
Public facility or infrastructure activity other than low/moderate income housing benefit	280,556	Persons Assisted
Public facility or infrastructure activities for low/moderate income housing benefit		Households Assisted
Public service activities other than low/moderate income housing benefit	76,640	Persons Assisted
Rental units rehabilitated	0	Household Housing Unit
Homeowner housing rehabilitated	0	Household Housing Unit
Direct financial assistance to homebuyers		Households Assisted
Homelessness prevention	0	Persons Assisted
Buildings demolished	0	Buildings

Allocation Priorities

The Region will consider capital improvement, service provider building modifications, and other such projects for the benefit of the citizenry that fall within the CDBG guidelines.

The following organizations could receive funding in 2024:

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

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

- Sewer and Secondary Water Installation
- Street Improvements
- Sewer Improvements
- Park Improvements
- ADA Upgrades
- Truck Purchase

See Appendix A for a more detailed project list.

Expected Resources

Annual Allocation, Program Income, Prior Year Resources, Total

2024 Allocation	Program Income	Re-Allocated Funds	Total
\$1,094,884	\$0	\$0	\$1,094,884

Narrative Description of the funds

The Wasatch Front Region will receive an estimated total of \$1,094,884 for the 2024 program year. The base 2024 allocation was \$1,094,884. Zero dollars were received in program income. Zero dollars were received in re-allocated funds. Of the 7 new requests, 6 are anticipated to be fully funded, 0 will be partially funded, and 1 will not be funded at all.

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

The Wasatch Front Region does not require that projects have a match. However, those projects that do match CDBG funds with other funds will receive additional points when it comes to project rating and ranking. In 2024, of the projects that may be funded, 2 would provide additional local funding. The total project cost of all 2024 applications to potentially be funded, was \$1,850,701.

Method of Distribution

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

1) Identify Regional Priorities

Regional priorities are identified based on local goals and objectives. Since 2012, the region's priorities are housing for LMI persons and community infrastructure for LMI persons. The Committee weighs certain criteria higher in order to reflect the regional priorities. Any project that provides housing for LMI persons will receive 6 additional points. Community infrastructure projects that maintain, preserve, or update the jurisdiction's water or sewer systems, or other capital infrastructure for LMI persons will receive 5 additional points.

2) Identify Local Projects

In order to determine which projects are awarded, applications are reviewed and ranked according to regionally adopted Rating and Ranking Criteria. The rating and ranking process begins with each community developing a capital investment plan that identifies goals and investment priorities. The plans are updated in connection with one-year action plans.

3) Rate and Rank Projects

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

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

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

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

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

What is the process for awarding funds?

Grantees are notified of a CDBG grant award by email of an official award letter. All grantees must attend a “grantee workshop” sponsored by the State of Utah’s Housing and Community Development Division. This Division also executes the contracts with the grantee.

Describe threshold factors and grant size limits

The minimum grant amount per year is \$30,000. The maximum multiple-year grant award is \$200,000 per year, up to two years. The RRC will not commit more than half of the available funds for any year to any one project. Multiple-year project(s) will not be allowed when existing multiple-year projects commit 50% or more of the following year’s regional allocation. Maximum grant amount per year for community infrastructure projects is \$300,000. Community infrastructure projects include (but are not limited to): water, sewer, street, sidewalk, curb, and gutter. No entity shall receive more than \$300,000 in a single funding cycle, regardless of number of applications.

Anticipated outcomes as a result of the distribution formula

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

Affordable Housing

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

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

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

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

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

Actions planned to foster and maintain affordable housing

In the 2019 Legislative Session, the Utah Legislature passed an “Affordable Housing Modifications” bill, Senate Bill 34, which encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation as well as chose three to four “menu” options of strategies to pursue in order to further Moderate-Income Housing goals. This menu was updated in H.B. 462. These plans must be reported annually to the Department of Workforce Services, which also administers CDBG to the AOGs. For more information on S.B. 34 visit www.wfrc.org/public-involvement/governmental-affairs/

The menu items from the bill are:

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (S) create a program to transfer development rights for moderate income housing;
- (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;

Actions planned to reduce lead-based paint hazards

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

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

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

Barriers to Affordable Housing

The Regional Council will further efforts to remove or mitigate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. Communities may consider creative ways in providing housing opportunities for all residents no matter their income, race, family size, culture, gender, etc. Local governments are

responsible for working with others to limit potential housing barriers as reflected in their respective moderate-income housing plans. There are a few ways to identify the barriers to affordable housing within a community. The various cities can answer the following questions (and more):

- Has your housing plan been updated within the last two years (as required by law)?
- Does your housing plan provide estimates of the projected housing needs for low income housing with a five-year outlook (or longer)?
- Are housing types and densities considered?
- Do your zoning ordinances allow for various types of housing, including townhomes, manufactured homes, PUDS, duplexes, etc.?
- Is your general plan and zoning consistent with the Wasatch Choice for 2050 Vision for Growth and Development which encourages higher density centers-based development and transit-oriented developments?

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

Table 2. Affordable Housing Barriers and Strategies

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

Other

Actions planned to foster and maintain affordable housing

The Regional Council is actively fostering smart growth policies to its member cities which include higher density transit-oriented developments based on the center's design. The housing authorities also offer homeownership opportunities such as down payment assistance. It should be noted that community resistance to high density housing has declined markedly over the past several years and many have been or are being built, though resistance in some communities is still strong. The challenge now is to make a share of those high-density units available for low to moderate income persons.

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

APPENDIX A

WFRC Capital Improvement Project List

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

Grantee Name	Sub-Grantee	Project Name	Why a Priority	Needs Addressed
Tooele County	Wasatch Front Regional Council	Planning and Administration	Ensures all eligible entities within the region are aware of program and make a viable application	Program awareness, i.e. all needs
Washington Terrace*	n/a	Park Improvements	Public Infrastructure in LMI area	Capital Infrastructure in LMI area
Wendover	n/a	Water Infrastructure	Public Infrastructure in LMI area	Capital Infrastructure in LMI Area
Tooele County	Switchpoint	Vehicle Purchase	Public Service Infrastructure	Public Services
Weber County	n/a	ADA Upgrades	ADA Infrastructure	Presumed LMI Infrastructure
Vernon Town	n/a	Road Improvements	Public Infrastructure in LMI Area	Capital Infrastructure in LMI Area
Marriott-Slaterville*	n/a	Sewer/Secondary Water Installation	Public Infrastructure in LMI Area	Capital Infrastructure in LMI Area
<i>*Project has secured matching funds</i>				