



DAVIS COUNTY LOCAL HOMELESS COUNCIL  
**STRATEGIC PLAN**  
2024-2028





Total Population Estimate: 360,439

Growth Rate 2010-2020: 17.61%

Growth Rate 2019-2025: 7.37%

Average Household Size: 3.20

Median Age: 31.37

Average Household Income: \$109,414

# Introduction

Homelessness in Davis County is not often very visible, but is more prevalent than many realize. Homelessness doesn't always present itself as individuals living on the street. There are more than 1200 children classified as homeless in the Davis School District. There are over 200 individuals from Davis County who access emergency shelter in Weber and Salt Lake County because Davis County doesn't have an emergency shelter. There are hundreds of others who are survivors of domestic violence or have a behavioral/mental health issue who receive shelter from service providers in the County via transitional housing or permanent supportive housing. Homelessness is a very real issue in Davis County that continues to grow as the population of Davis County grows.

The Davis County Local Homeless Council (LHC) believes that the best approach to combat homelessness is to prevent it from happening in the first place. When individuals and families face homelessness we need to have options; we need to have a robust and coordinated response to ensure these individuals and families experience with homelessness is rare, brief and non-recurring. In order to do that, we have to invest in expanding the supply of affordable housing in Davis County. We need to expand the capacity of our transitional housing and permanent supportive housing providers to serve an increasing demand of those experiencing domestic violence and those with behavioral and mental health issues. We need to ensure that our service providers in the County are coordinating efforts and that anyone experiencing homelessness can go to any service provider and be immediately directed to the services they need.

Over the next five years, the Davis County Local Homelessness Council has established goals and strategies that we believe will significantly move the needle in reducing Homelessness in Davis County. Our LHC is committed to more than just putting words on paper. We are committed to taking action, making strides, and doing things that have never been done before in Davis County to prevent homelessness. It won't be easy, but anything worth doing often isn't. Preventing homelessness is a worthwhile endeavor that won't be solved overnight, but our plan for the next five years is realistic and actionable and includes measurable outcomes that will demonstrate we've made a difference in preventing homelessness.



# Letter from Davis County Local Homeless Council Chair

All counties in Utah have unique characteristics. In Davis County, various human service organizations provide care for our vulnerable populations. The Health Department and the Commission Office convene partners, assess, and strategize. We strive to be data driven.

Davis County is the smallest in square miles of all Utah's counties and has the third largest population. There are only 15 cities within the county and very little unincorporated area. These features enhance collaboration.

Davis County Health Department (DCHD) worked on aligning human service partnerships over many years. Community partners can be subject matter experts. Directors meet together every other month, and Human Services Cabinet members convene during the months in between. An elected county Commissioner chairs these and related committees, including the Local Homeless Council (LHC.)

LHC Co-chair positions in recent years include the Community Outreach Planner from DCHD who assists the elected Commissioner with human services work and the County Grant Administrator who works in Community and Economic Development.

Many thanks to Co-chair Ryan Steinbeigle who facilitated the LHC strategic planning session in April, 2023 and drafted the plan. Thanks also to the members of the Local Homeless Council for helping to plan for providing important services, and for working together to benefit the entire community.



**Lorene M. Kamalu**

Chair, Davis County Commission  
Davis Local Homeless Council, Chair

# The Need for Affordable Housing

A significant contributor to homelessness in Davis County is the lack of affordable housing. According to the Davis County Assessor's Office, the median home price in Davis County in early 2023 was approximately \$510,000. The average price of rent in Davis County in 2022 was \$1,452, up from \$767 in 2000. According to the Office of Housing and Urban Development (HUD), affordable housing is defined as housing where no more than 30% of a household's income is spent on rent/housing. In order to afford a median price home or the average rent paid in Davis County, a family would need to have a gross annual income of approximately \$60,000 - \$150,000. A family of 4 with an annual gross income of \$85,100, which is 80% of the area median income (AMI) according to HUD's 2023 published estimates, the maximum monthly mortgage or rent a family could afford is approximately \$2,125.00 per month. In this scenario a family making 80% of the area median income could potentially afford the average price of rent, but they couldn't afford a median price home. However, Davis County has a vacancy rate on rental units of approximately 2%, so even though a family of 4 at 80% AMI may be able to afford rent, they face an uphill battle finding a place to live given the current supply shortage.

Davis County has both a supply issue and a price issue in terms of affordable housing. There isn't much that can be done to influence home prices as those are largely driven by market dynamics, but there are things that can be done to subsidize home prices (e.g. grants, low-interest loans, down-payment assistance) so that lower income families can afford to purchase a home. In terms of rental units, more needs to be done to incentive the construction of high density housing, such as zoning changes or grants/loans to developers to lower development costs. However, it's not that we just need more units, we need more units with rents that those making 80%, 60% and 30% of the area median income can afford.

Therefore, the Davis County LHC's strategy for reducing homeless through affordable housing needs to be two fold. We need to develop strategies to help subsidize the purchase of home for low/moderate income families, and we need strategies to increase the supply of affordable rental units for the lowest area median incomes.



# Guiding Principles

The Davis County LHC is aligned with the state of Utah Homelessness Council vision of making homelessness rare, brief and non-recurring. In order to do this, the Davis County LHC believes strongly that the key to making a meaningful long-term impact is preventing homelessness before it ever occurs.

## Guiding Principle One

Homelessness is a complicated issue that affects individuals and families in a variety of ways. In order to have an effective impact, our LHC needs to be data driven and have accurate, real-time information about the situations driving homelessness in our County.

Davis County and the Local Homelessness Council will prioritize decision making where there is quality, statistically reliable data to ensure that our strategies for prevention are most likely to succeed.

## Guiding Principle Two

A one size fits all approach to homelessness is not an effective strategy. Davis County LHC recognizes the importance of having different strategies that treat the root causes of homelessness for different sub-populations.

Toward that end, Davis County will tailor its homelessness strategy to the needs of individuals and families. We will invest in evidence-based outcome focused strategies that have shown to be effective with different sub-populations.



# Priorities, Strategies and Outcomes

## Priority #1: Prevention

### *Strategies*

- 1 Expand coordinated entry with more robust involvement from service providers
- 2 Create a homelessness prevention steering committee
- 3 Coordinate discharge efforts so individuals don't exit into homelessness
- 4 Conduct an assessment of effective prevention strategies and programs
- 5 Invest in programs that prevent evictions

### *Outcomes*

Webpage that identifies all service providers in County with list of services provided

Consolidated services of effective strategies from most effective providers

Increased coordination with state to collect data on contributors to homelessness

Work with jail, hospitals, and others to ensure individuals leaving have a place to go



# Priorities, Strategies and Outcomes

## Priority #2: Affordable Housing

### Strategies

- 1 Preserve existing affordable housing supply
- 2 Invest in new development of affordable housing
- 3 Hire a housing coordinator
- 4 Launch a Home Ownership Assistance Program
- 5 Create a housing steering committee

### Outcomes

Two hundred more units of affordable housing

Assist 50 low/moderate income families purchase a home

Preserve 80% of expiring tax credit and deed-restricted affordable housing

Create a HOME consortium to invest in affordable housing projects





# Priorities, Strategies and Outcomes

## Priority #3: Winter Overflow Response

### *Strategies*

- 1 Provide data to the Winter Overflow Task Force to guide decisions on response strategy
- 2 Conduct an assessment of un-housed population to determine root causes
- 3 Advocate for funding from the state legislature to cover cost of response and case management

### *Outcomes*

Coordinated case management with those receiving shelter

Ten percent annual reduction of those needing emergency shelter beginning winter 2026 - 2027

Secured funding to cover cost of winter overflow response and case management



# Conclusion

The Davis County Local Homeless Council's Strategic Plan 2024-2028 is a foundational document that serves as a blueprint for our collective efforts to combat the issue of homelessness in our community. This plan, while comprehensive and robust, reflects our understanding of the complexity, diversity and evolving landscape of homelessness in Davis County. It acknowledges the harsh realities, and yet, it is a testament to our unwavering commitment to making homelessness rare, brief and non-recurring.

Our guiding principles underline the importance of data-driven decisions, tailored strategies and collaboration among service providers, to yield the most effective and efficient responses to homelessness. The strategies outlined in our priorities, from prevention to affordable housing and winter overflow response are designed to treat not only the symptoms, but also the root causes of homelessness in our community. Our focus on prevention and affordable housing underscores the critical need for a proactive and holistic approach to this issue.

The outcomes we have set out to achieve are ambitious but grounded in our commitment to action and measurable progress. We believe these outcomes will make a tangible difference in the lives of those affected by homelessness and will contribute to reducing the overall prevalence of homelessness in Davis County.

However, this document is not the end of our journey, but a marker on the path we have chosen to tread. Homelessness is not a static issue; it will continue to evolve as our county grows, and so too must our efforts and strategies. The LHC is committed to continually learning, adapting and innovating in our approach to homelessness. This strategic plan will be a living document, updated and revised as we gain new insights and face new challenges.

The Strategic Plan 2024-2028 is a commitment from the Davis County Local Homeless Council to the people of Davis County that we will not stand by while our neighbors face homelessness. We will continue to work diligently, think creatively and act compassionately to make Davis County a place where everyone has a home. Together, we can make a difference, and this strategic plan is a bold step forward in our mission to prevent and end homelessness in our county.

