

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Special Meeting Minutes Friday, August 14, 2026

The Board of Davis County Commissioners met for a scheduled meeting at 1:00 PM on August 14, 2026, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk's Office. The agenda for this meeting is incorporated into the minutes as item headers.

Following the approved Davis County policy, artificial intelligence (AI) was utilized in the preliminary creation of these minutes. The final minutes were edited and completed by Davis County Clerk's Office staff.

PRESENT

Davis County Commission Vice Chair Lorene Kamalu
Davis County Commissioner John Crofts
Chief Deputy Clerk Rebecca Abbott

AGENDA ITEM

- 1 1:00 - 2:00 PM
 #2026-772. Public Hearing for the Davis County Community Development Block Grant (CDBG) Section 108 Loan Application - *recommended by Ryan Steinbeigle, Community Services Manager, Community & Economic Development - Community Services*

Commissioner Kamalu explained that this Special Session was necessary due to a previous flight conflict which prevented her from returning in time for a regularly scheduled meeting, meaning they had lacked a majority of Commissioners to proceed at that time. Commissioner Kamalu expressed her gratitude to the County staff and everyone involved for their quick work in organizing and facilitating this Special Session in a timely fashion.

Ryan Steinbeigle, Community Services Manager in the Community and Economic Development Department, provided background and context on the public hearing and the proposed application. He explained that Davis County had recently established a new Community Services Division, with one of its key responsibilities being the facilitation of affordable housing, which includes permanent supportive housing, transitional housing, or affordable housing in general. Ryan noted that when the County held conversations with developers and evaluated opportunities for these housing projects, land availability consistently emerged as one of the most significant challenges. To address this barrier, the Community Services Division proposed that the County could acquire a parcel of land and use it as an incentive for developers to construct permanent supportive or transitional housing, which would serve as the County's contribution to such initiatives. He explained that they became aware of the U.S. Department of Housing and Urban Development's (HUD) Section 108 Loan Guarantee Program, a CDBG program that allows a local government to borrow up to five times its annual CDBG allocation. Because Davis County receives an annual CDBG allocation of between \$900,000.00 and \$950,000.00, it is eligible to borrow up to approximately \$4.7 million through this program, and these funds can be applied to any CDBG-eligible activity, including land acquisition.

Ryan stated that the County put together a draft Section 108 loan application and made it available to the public for the required 30-day comment period, which had been active for just over six weeks. He noted that when the public comment period began, a specific parcel of land had not yet been identified. However, during the six-week period, the County identified a suitable parcel and entered into a purchase contract that is contingent upon the approval of the Section 108 loan application. He clarified that the County is required to hold this public hearing, incorporate any received public comments into the final application, and submit the compiled application to HUD. Once HUD approves the application, the County will use the loan proceeds to finalize the purchase of the contracted parcel. Ryan concluded by requesting that the Commission open the public hearing, noting that no formal action or approval is required from the Commission at this stage, as the comments will be incorporated into the application submitted to HUD.

A discussion was held on whether a formal motion needed to be made to open a public hearing. Neal Geddes, Chief Deputy Civil Attorney, stated that it is customary County practice, so a motion was made.

VOTING:

Motion to Open a Public Hearing: Lorene Kamalu. Second: John Crofts. All present voted aye.

Commissioner Kamalu invited public comments; no comments were made.

Commissioner Kamalu, seeing no comments from the public, made a public comment herself. She reflected on her over seven and a half years of service as a County Commissioner, during which the challenge of homelessness and the number of people experiencing homelessness have significantly increased in Utah, including within Davis County. She highlighted her role on the board of Davis Behavioral Health and noted that a few years ago, the agency reported serving over 500 individuals experiencing homelessness in a single year. She recalled asking the agency if this high number was due to individuals traveling from outside the County because of the agency's excellent reputation and policy of never turning anyone away. Davis Behavioral Health responded that the vast majority of these individuals were already local residents of Davis County who simply lacked a permanent address. Commissioner Kamalu pointed out that while there is a common perception that people experiencing homelessness migrate to Utah from across the nation, data shows that the local population represents the "lion's share." She identified the cost of housing as the primary driver of this challenge, noting that Utah is currently one of the top five most expensive housing markets in the United States for homeownership and rentals. While she mentioned that the rental and apartment space is easing slightly due to a strong focus on increasing apartment construction, particularly in Salt Lake City, she noted that the State is still hoping to foster more opportunities for homeownership. She announced that Davis Behavioral Health is scheduled to complete a new 60-unit permanent supportive housing building within the next several months to expand its existing scattered-site inventory, and she emphasized that this building is expected to fill up immediately.

Commissioner Kamalu asserted that permanent supportive housing is the true solution to homelessness. She discussed how counties in the United States that have faced homelessness and have had multiple emergency shelters have analyzed the data and science, concluding that they need to focus more on permanent supportive housing. She shared that counties adopting this evidence-based approach have successfully closed emergency shelters because permanent housing solutions made them unnecessary. She explained that emergency shelters are designed to be brief, temporary, and one-time interventions rather than long-term, ongoing shelters where individuals remain for years, which she described as an unfavorable outcome. She expressed great pride in Davis Behavioral Health and the County staff. She acknowledged that while county governments are typically not in the business of owning and operating housing facilities directly, they can serve as highly effective facilitators for the specialized organizations that do, which is precisely the role Davis County is playing through this loan application. Commissioner Kamalu also addressed the State's Code Blue law, noting that the State legislature did not collaborate with the County when drafting the law, which presented many difficult challenges. However, she emphasized that the County has worked hard to turn those challenges into a positive force because they recognize the urgent need to stabilize their local population and provide them with the necessary resources and support to successfully transition out of homelessness. She concluded her public comment by thanking Ryan Steinbeigle, Ryan Parker, and Samantha Brand for their hard work and dedication to this initiative. She stated her support for the project both as a member of the public and as a County Commissioner.

VOTING:

Motion to Close the Public Hearing: Lorene Kamalu. Second: John Crofts. All present voted aye.

[The original motion included approving Item #1, but upon a reminder that no action was needed on the Item, Commissioner Kamalu amended her motion.]

MEETING ADJOURNED

The meeting adjourned at 01:09 PM.

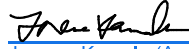
Minutes Prepared by:
Solana Guest
Deputy Clerk

Minutes Approved on:
08/25/2026



Brian McKenzie (Aug 27, 2026 16:39:30 MDT)

Brian McKenzie
Davis County Clerk



Lorene Kamalu (Aug 26, 2026 20:01:03 MDT)

Bob J Stevenson
Commission Chair

