

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The use of PY24 funds is governed by the Lehi City Consolidated Plan (2020-2024). The Consolidated Plan details the five-year strategies to address the community needs, and its Annual Action Plan (AAP) outlines the activities to be undertaken over the course of one year. With limited CDBG funding, the City prioritized improvements to public infrastructure and public service projects.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			

Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	480	59	12.29%	34	59	173.53%
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	100	166.67%	118	100	84.75%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The jurisdiction's use of CDBG funds has been strategically aligned with its highest priorities of public services and infrastructure. As reflected in the strategic plan to date, the largest allocation of CDBG funds has been directed toward Public Facilities and Infrastructure Improvements, with a total of **\$934,588.90** invested to address critical community infrastructure needs. Lehi City has determined that the highest benefit to the City is sidewalk improvement projects in the downtown area, which census data has shown has the highest number of LMI residents. This substantial

commitment demonstrates a clear focus on the physical development and enhancement of the community.

In addition, the priority of public services has also been addressed through a dedicated allocation of **\$66,756.35** in CDBG funds. This funding supports essential public services that directly benefit the low- and moderate-income population.

Lehi City did not meet its goals for economic development this year because there were no viable candidates for the revolving loan program. The city's CAPER will reflect this outcome.

Moving forward, the city plans to reallocate the funds in future years to better serve the needs of the community. This will ensure the funds are used effectively to support community development initiatives that align with the city's strategic goals.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG
White	63
Black or African American	2
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	2
Total	69
Hispanic	2
Not Hispanic	67

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This section details the racial and ethnic composition of the beneficiaries served by the CDBG program during the program year. This information is collected to ensure that the program is meeting its objectives and serving a diverse population in need of assistance.

In Lehi City, 12% of people report Hispanic origin. 2020 Census data also shows Lehi City as 84.9% White. In general, services provided within the CDBG program serve the low-income population at large, without regard to race or origin. Other minority populations are present in Lehi City, but there are less than 1% each of Black/African American, American Indian, Native Hawaiian/Pacific Islander, and only 4.2% Asian.

Based on the data collected from all CDBG-assisted activities, the program served a total of **69** individuals during the reporting period. This demographic information will be used to monitor the program's effectiveness and to inform future planning efforts to better address the needs of all community members.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	343,852	681,999

Table 3 - Resources Made Available

Narrative

Of the \$343,852 allocated for FY24, \$681,996.65 was expended during the program year. Prior year activities were also completed during the 2024 program, and the following funds were expended from prior year funds: 341,790.98

This section provides a summary of the financial resources available and how they were invested during the program year to achieve the goals and objectives of the Consolidated and Annual Action Plans.

For the program year **2024**, the total CDBG funds available for expenditure amounted to \$343,852 from the annual grant.

During this period, a total of **\$681,998.65** was expended on CDBG-eligible activities. This investment was strategically allocated to address the jurisdiction's highest priority needs, with funds being disbursed across the following key areas:

- **Public Services: \$39,746.00**
- **Public Facilities and Infrastructure: \$601,646.98**

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

No target areas were identified this program year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

One hundred percent of the CDBG funds are dedicated to direct project costs, such as consulting, engineering, materials, and construction. Any additional project expenses beyond the grant allocation will be covered by Lehi City. To maximize the impact of CDBG funding, subrecipients are encouraged to seek additional contributions from private and public organizations. This use of leveraged funds is also a key scoring criterion in the project application process. No publicly owned land was used to address community needs during the 2024 program year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While the Consolidated Plan acknowledges the need for more affordable housing in Lehi City, it was not designated as a funding priority due to the limited annual CDBG allocation. Instead, the City has opted to

focus its CDBG resources on other priority needs, specifically creating safe and sustainable neighborhoods for low- and moderate-income residents. This decision is also supported by the city's active participation in the Utah County HOME Consortium and the Mountainland Continuum of Care, both of which are dedicated to directly addressing affordable housing needs.

These expenditures reflect the jurisdiction’s commitment to providing a suitable living environment, decent affordable housing, and economic opportunities for low- and moderate-income residents. The financial investments made directly supported the activities described in the Annual Action Plan and contributed to the overall progress toward the long-term strategic goals.

Discuss how these outcomes will impact future annual action plans.

Although the amount of CDBG funding continues to be a limiting factor to addressing many housing issues, the City does anticipate that future projects may be addressed by future Action Plans. Additionally, continued participation in the Utah County HOME Consortium as a Participating Jurisdiction and the Mountainland Continuum of Care will help address immediate needs within the community.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

Lehi City did not fund any housing projects for the 2024 program year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Mountainland Continuum of Care (COC) is dedicated to preventing homelessness in the County. As per the most recent data, Utah has seen an unprecedented decrease in chronic homelessness due to the implementation of a state program called Housing First. There are currently no facilities or programs operating within the City itself; however, Lehi has been invited to have representation at COC meetings. The COC participates in the Point in Time Count, and the data is county-wide, not by jurisdiction. Lehi does not have a PIT count specific to Lehi City.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no such housing facilities within Lehi City.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Lehi City supports the Mountainland COC, which provides these services.

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

Lehi City supports the Mountainland COC, which provides these services.

Actions taken to address the needs of public housing

While the city of Lehi does not directly own or manage public housing, the jurisdiction addresses public housing needs by supporting organizations that provide assistance to public housing residents. The city's CDBG program works with subrecipients that offer services to all LMI households, which often include those residing in public housing. Currently, the Housing Authority of Utah County does not have any housing units in Lehi City.

Additionally, the city's participation in the Utah County HOME Consortium and the Mountainland Continuum of Care allows for coordination with a broader network of agencies that have direct contact with public housing authorities. Through this collaboration, the city helps to address the needs of public housing residents by contributing to a larger regional effort focused on:

- Providing supportive services (e.g., job training, health services, and transportation).
- Promoting the development and rehabilitation of affordable housing.
- Addressing issues of homelessness and special needs populations.

The city's CDBG funds were not directly used for the construction or rehabilitation of public housing units this program year. However, the program's focus on public services and infrastructure in low- and moderate-income neighborhoods provides an indirect benefit to residents of public housing by improving the overall quality of the surrounding community.

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

During its 2019 General Session, the Utah Legislature passed Senate Bill (SB) 34, which was signed into law in March 2019. The bill requires cities to take state-approved steps to encourage moderate-income housing to be eligible for funds from the Utah Department of Transportation.

To receive these state transportation funds, cities were required to adopt three or more strategies from a menu of 24 options by December 2019. The stated goal of these strategies is to "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life," as noted in Utah Code §10-9a-408.

As part of its compliance with SB 34, Lehi City adopted the following strategies:

- Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing.
- Facilitate the rehabilitation of existing uninhabitable housing stock into moderate-income housing.
- Encourage higher-density or moderate-income residential development near major transit investment corridors.
- Preserve existing moderate-income housing.
- 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.
- Apply for, or partner with an entity that applies for, programs offered by the Utah Housing Corporation within that agency's funding capacity.

Additionally, Lehi City has implemented parking reductions for Accessory Dwelling Units (ADUs) to further support housing availability.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Due to the modest amount of CDBG funds allocated to Lehi City, it was determined that the funds were not in an amount that would significantly further affordable housing. The City has partnered with the Utah County Consortium to combine HOME funds. We feel this has the greatest impact on low-income housing for County Residents. Lehi also attends Continuum of Care meetings.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No CDBG-funded activities in the current year involved lead-based paint hazards. In Utah County, several resources are available to address this issue:

- **Testing:** Lead-based paint testing equipment, purchased with CDBG Small Cities funds, is available through the Utah Valley Consortium of Cities and Counties in partnership with the Housing Authority of Utah County.
- **Weatherization/Repair:** Mountainland Association of Governments has taken over responsibility for weatherization and repair services in pre-1978 low- and moderate-income housing, and lead-based paint testing is included as a precautionary measure.
- **DIY Testing:** The Utah County Health and Justice Center sells a lead-testing crayon for \$2.00 at the Environmental Health Department (Suite 2600, 151 S. University Avenue, Provo, Utah 84601). Note that the county does not offer removal or rehabilitation services.
- **State Resources:** The Utah Department of Environmental Quality provides information on the state's Lead-Based Paint Program, including access to certified contractors and prevention information.

Any future grantees using CDBG funds to purchase and renovate properties will be responsible for testing and mitigating lead hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Lehi City's overall strategic objective is to improve the economic well-being of its residents by fostering the creation of well-paying jobs across various sectors. This strategy has successfully generated numerous employment opportunities that pay above minimum wage. The growth of higher-paying jobs has, in turn, created a demand for service-sector positions, which are being filled by Lehi City residents. This approach has proven effective in providing opportunities for both long-term and new residents to achieve a high quality of life. Lehi City recognizes that not all residents have the qualifications for high-tech roles and is therefore also pursuing additional programs that create and retain jobs and provide public services to support its vulnerable populations.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During its first five years, Lehi City established the foundation of its Community Development Block Grant (CDBG) program with guidance from HUD representatives. The program is now administered by the Mountainland Association of Governments (MAG).

Through the Consolidated Plan's consultation process, the city has successfully opened a dialogue with local service and housing providers. This collaboration promotes a more Lehi-centered approach, ensuring low- and moderate-income (LMI) households have greater access to local services. As Lehi grows and its CDBG funding increases, the city will have new opportunities to build a more robust, locally-based service delivery system for its residents.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Allowing for accessory units, as mentioned above, helps increase the supply of rental units. Despite the limited land available for development, the city has recently approved several large apartment complexes that are under construction or in the planning phase. These will add over 1,000 rental units in the City.

The City has been aggressive on zoning to allow higher densities, especially along transit corridors where future transit stops are planned.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

To increase the local housing supply, the city is promoting the creation of accessory dwelling units (ADUs) and has approved several apartment complexes that will soon add over 1,000 new rental units.

Recognizing the link between housing and transportation, the city has been forward-thinking with its zoning, allowing for higher densities in strategic locations. This effort is concentrated along major transit corridors where future FrontRunner stations and other transit hubs are planned, encouraging smart, sustainable growth and providing residents with more housing and transportation choices.

CR-40 - Monitoring 91.220 and 91.230

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

To ensure project performance and compliance, a multi-faceted monitoring approach is used. This includes a regular desk audit of each project's progress whenever a draw request is submitted, typically on a monthly or quarterly basis. These audits verify that the project is meeting the performance goals and objectives of the Consolidated Plan, adhering to its scope of work, and staying on schedule and within budget. When performance issues are identified, appropriate corrective actions are taken.

Programmatic and financial oversight is conducted through both informal and formal monitoring. Informal monitoring is a continuous process that includes regular desk audits and frequent communication with project managers via phone and email. This continuous engagement allows CDBG staff to provide technical assistance, answer questions, and reinforce the importance of timely reporting and drawdowns. When drawdowns are irregular, CDBG staff proactively schedule meetings to identify and address any unforeseen circumstances or needs for additional support. This informal process helps staff to assess progress, offer targeted assistance, and resolve potential problems before they escalate.

If a persistent problem is identified that cannot be resolved through informal means, a more comprehensive on-site monitoring review is scheduled. As a last resort, if projects fail to meet their timelines and performance targets, funds may be reallocated to ensure timely and appropriate expenditure.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Thirty days' notice was given to citizens to review and comment on the CAPER. Notification was published on the Utah State Public Noticing website and posted in the local newspaper. Hard copies were made available at the Mountainland Association of Governments. As well as the MAG website. Citizens could provide comments via email, fax, phone, mail, MAG Website, and at a public hearing held on September 18, 2025. A virtual option was made available to help with transportation or timing issues.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No significant changes to the program's objectives were undertaken during the 2024 program year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	1,453				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	2				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					

Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

These Section 3 labor hours were all completed as part of the FY23 and FY24 Lehi City Engineering project that added sidewalks to a stretch of neighborhood in downtown Lehi City. This project added a sidewalk curb and gutter in neighborhoods that increased safety and walkability. The funds for both of these years were used in a single segment of sidewalk to maximize the use of funds.