

## 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.

Lehi City has completed its fifth year administering a federal award of Community Development Block Grant (CDBG) funds. The use of these funds is governed by the Lehi City Consolidated Plan (2015-2019). 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 in the Historic Downtown area, which as per current Census data, is the highest LMI area in the City.

The funds are committed to completing a multi-phased, multi-year project. Thus far, no FY18 funds have been expended on the Phase 2 of the Historic Downtown Infrastructure Improvements. FY17 funds for Phase 1 are currently being expended and once those funds are exhausted, FY18 funds will be expended.

### 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
Affordable rental housing for LMI households	Affordable Housing		Rental units constructed	Household Housing Unit	12	0	0.00%			

Decent Housing for homeless households	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	0	0.00%			
Health and Safety Improvements to Infrastructure	Non-Housing Community Development	CDBG: \$ / City Funds: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	132	0	0.00%	125	0	0.00%
Health and Safety Improvements to Infrastructure	Non-Housing Community Development	CDBG: \$ / City Funds: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		32	0	0.00%
Supportive Services for special needs households	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	0	0.00%			

**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.**

Due to the small amount of funds the City receives each year, the City has determined that the highest benefit to the City is to combine resources into one multi-year project.

**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)**

	<b>CDBG</b>
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>0</b>
Hispanic	0
Not Hispanic	0

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

**Narrative**

No funds were spent in FY18.

**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	250,990	19,990
Other	public - local		0

**Table 3 - Resources Made Available**

**Narrative**

Lehi City's FY18 allocation was \$250,9900. \$19,989.82 was drawn down to reimburse for planning and administration of the program. It is anticipated that \$210,990 will be used to complete the multi-phased, multi-year project in Historic Downtown Lehi in 2019 and early 2020.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Historic Lehi	100		Old Lehi City qualified census tract with need for infrastructure improvements

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Downtown Historic Lehi contains the highest percentage of LMI residents within the City. Additionally, it is also an area with aging infrastructure and undersized utilities. For these reasons, it was determined that this area is the highest priority need within the City.

## 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.**

The entire Historic Downtown Lehi Pipeline Replacement project is located within the public right of way, thus the entire project will be within City-owned public lands/rights-of-way. The City provides project management, completion of the environmental report and CDBG administrative staff for the project - 100% of the funds will be used for direct project costs, including consulting engineering, materials, and construction. Additionally, at the completion of the project, Lehi City will cover any additional project expenses.

## 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
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – 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
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The current Consolidated Plan recognizes the need for additional affordable housing units to be provided within Lehi City; however due to the limited CDBG funds expected to be received annually by the City, it was not established as a priority need. Additionally, due to the city's participation with the Utah County HOME Consortium and Mountainland Continuum of Care (both agencies that address these needs directly), the City has allocated its funds to other priority needs - namely creating safe and sustainable neighborhoods in a predominantly LMI neighborhoods.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City did not fund any housing projects with the 2018 funds.

## **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 most recent data, Utah has seen an unprecedented decrease in chronic homelessness due to 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.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

There are currently no public housing facilities within Lehi City. Beginning July 1, 2018, Lehi City joined the Utah County HOME Consortium as a contributory member, which will allow Lehi City to be involved in future public housing projects within Utah County. Because of the City's small allocation, the City feels like this will bring the largest benefit for our residents and those of surrounding areas.

There are currently 69 Section 8 Voucher Holders living in Lehi City.

### **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)**

In February 2019, the state of Utah passed Senate Bill (SB)34, which requires cities to take state-approved steps aimed at encouraging affordable housing to be eligible to receive funds from the Utah Department of Transportation. To receive state transportation funds, cities are required to adopt 3 or more strategies from a menu of 23 strategies that "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life" by December 2019. Lehi has adopted the following strategies as part of (SB) 34:

- 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 intends to implement two other strategies as well, but they are not mentioned in our general current plan. Those two strategies are to allow Accessory Dwelling Units parking reductions.

## **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 has also attended several Continuum of Care meetings during 2018.

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

No activities were funded that would involve lead-based paint hazards.

In Utah County where Lehi City is located, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding. The Consortium works closely with the Housing Authority of Utah County. Mountainland Association of Governments has recently taken over responsibility for weatherization or repair services to any pre-1978 units, lead-based paint testing is completed as a precaution.

The Utah County Health & Justice Center sells a crayon for \$2.00 that when rubbed on the paint will indicate if lead is present. The crayon can be purchased at the Environmental Health Department, Suite 2600 151 S. University Avenue, Provo, Utah 84601. In the event of a positive result the county will provide instruction about where one can go to receive more information and assistance. Utah County does not currently offer removal or rehabilitation services.

Another lead-based paint resource is the Utah Department of Environmental Quality. They provide information about Utah's Lead Based Paint Program, access to information about prevention of lead based paint poisoning, and contact information for agencies and contractors that are certified in safe removal or rehabilitation of lead based paint.

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

No CDBG funds were used for this purpose during the 2018 program year.

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

The 2018 program year is the fifth year for Lehi as an Entitlement City. In the first five years, Lehi has worked to develop the program foundation with assistance from HUD representatives. Lehi CDBG is now administered by the Mountainland Association of Governments.

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

The City has actively sought to join the Utah County/Provo HOME Consortium, and will be a member beginning with the 2018 program year. Additionally, the City has also agreed to attend Mountainland COC meetings, which are managed by the United Way.

#### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

**A new Regional Housing Study is currently underway and will be incorporated into the 2020 Five Year Consolidated Plan and FY19 CAPER.**

Lehi City has been addressed by the Analysis of Impediments to Fair Housing Choice: Provo City and Utah County, completed February 2015. From that document, Lehi has taken the following measures to address impediments:

**Impediment #1:** Segregation Due to Concentrations of Affordable Housing: Nimbyism, Zoning, and Land Prices. The document identified that Lehi has provided affordable owner-occupied opportunities. Recent zone changes have allowed for high density developments, which typically produce moderately priced housing units, both owner-occupied and rental units.

**Impediment #2:** Concentration of Tax Credit and Rent Assisted Apartment Communities. Currently, Lehi City does have one HUD-assisted apartment project consisting of 64 two-bedroom and 128 three-bedroom apartments, income restricted to those making 50% MSAMI.

**Impediment #3:** Concentration of Rental Units Limits Housing Choice for HUD Voucher Holders. Lehi City has a higher percentage of rental housing than most other cities in the county. Recent zone changes and new developments have provided rental housing in various area of the City, instead of concentrating the higher densities in one area.

**Impediment #4:** Vague and Outdated Housing Plans. Lehi City has updated their Moderate Income Housing Plan as of February 2016.

**Impediment #5:** Availability of Rental Units for Large Families. Lehi City has currently not addressed this issue.

**Impediment #6:** Language Access Plans Fundamental to Housing Discrimination Complaint Process and Information. Lehi does not have a fair housing office.

**Impediment #7:** High Cost of Housing Development at TODs Impedes Development of Affordable Housing. Lehi currently does not have a TOD

**Impediment #8:** Hispanic Denial Rates for Mortgage Loans indicate Possible Impediment to Fair Housing. This is not an issue that Lehi City is able to address as a municipality.

**Impediment #9:** Housing and Disabled Individuals. Lehi recently passed an ordinance for approving reasonable accommodating in rules, policies, practices, or services to afford persons with disabilities equal opportunity to use and enjoy a dwelling. The first project has applied for and been approved, to allow for a residential dwelling within a traditional single family neighborhood to be used as a home for persons with a disability.

## **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**

As no FY18 funds were spent in 2018, however previous years funds were spent.

A desk-audit is completed each time a project submits a draw, which is typically on a monthly or quarterly basis. This includes assuring that performance goals and objectives of the Consolidated Plan are being achieved through the funded project, reviewing the project scope of work, comparing the scheduled timeframe and budget to draw down requests, and if necessary, taking appropriate actions to address performance problems. Project managers also monitor their own programs for compliance and maintain records documenting their efforts.

Monitoring either in person, through the draw process or by phone allows CDBG staff to have one-on-one discussions regarding federal regulations that impact CDBG projects, such as Davis-Bacon, Affirmatively Furthering Fair Housing, etc.

CDBG staff will conduct informal and formal monitoring of the projects in order to review programmatic and financial aspects of projects and activities. Informal monitoring is ongoing in the form of desk audits for all active projects, as well as CDBG staff contacting project managers by phone and email to demonstrate staff-availability, answer questions, provide updated information and technical support, and encourage the project managers. Staff stresses the importance of submitting the required reports and drawdown requests in a timely manner. As staff is in regular contact with project managers, technical assistance is provided frequently, and if draws are not submitted regularly, a conference call or meeting is scheduled to determine if the project is in need of assistance or if unexpected circumstances have occurred. This informal monitoring allows staff to assess the project manager's progress in spending down their grant allocation within an 18 month timeframe, helps identify the need for increased technical assistance, recognize potential problems and help the project manager adjust accordingly. If a problem persists a more thorough on-site monitoring review will be scheduled. As a last resort, funds are reallocated in order to spend them in a timely and appropriate fashion.

During past years, Lehi City Planning Division staff provided ongoing technical assistance, project monitoring, and regular site visits to ensure program compliance with HUD regulations. Regular monitoring visits were made to verify that the project progressed in a timely manner, payrolls were

reviewed weekly, and project contractors were periodically interviewed to assure wages and work completed were correctly reported. Mountainland Association of Governments will be monitoring the FY18 funds as they are expended.

**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.**

As per the Citizen Participation Plan, the CAPER must be approved at a City Council Public Hearing, with notification given 14 days prior to the hearing; however, 30 days noticing will be given. Notification will be published on the Utah State Public Noticing website. Hard copies will also be made available at Mountainland Association of Governments. No public comments were received.

**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.**

for the future, as the ongoing, multi-year infrastructure program has been successfully completed.

**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-45 - CDBG 91.520(c)**

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

No

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



# **Attachment**

## **Proof Of Public Notice**

## Entity: Mountainland Association of Governments

### Body: Mountainland CDBG

<b>Subject:</b>	Community Development and Renewal Agencies
<b>Notice Title:</b>	Lehi City CDBG CAPER
<b>Meeting Location:</b>	586 E 800 N Orem 84097
<b>Event Date &amp; Time:</b>	August 29, 2019 August 29, 2019 08:00 AM - September 27, 2019 05:00 PM
<b>Description/Agenda:</b>	<p style="text-align: center;">PUBLIC NOTICE</p> <p>Lehi City Consolidated Annual Performance and Evaluation Report In accordance with Lehi City's Citizen Participation Plan and the requirements of the U.S. Department of Housing and Urban Development Community Development Block Grant Program (CDBG), the following notice is to provide the public an opportunity to comment on the submission of the FY 2018 CDBG Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER reports on the activities accomplished July 1, 2018 - June 30, 2019. Please be advised that effective Thursday, August 29, 2019, a draft copy of the Lehi City CAPER will be available for review and public comments at the Mountainland Association of Governments website, <a href="http://www.mountainland.org">www.mountainland.org</a> Comments will be accepted through September 27, 2019 by postal mail: 586 E 800 N, Orem, UT 84097; by telephone: (801) 229-3833; by fax: (801) 229-3801; or by E-mail: <a href="mailto:mcarroll@mountainland.org">mcarroll@mountainland.org</a>.</p> <p>The public is also invited to attend a public hearing: Thursday, September 26, 2019 at 4:30 p.m. Mountainland Association of Governments 586 E 800 N Orem, UT 84097</p> <p>Lehi City does not discriminate against anyone based on race, color, gender, religion, national origin, age, related medical condition or disability. Please call Jessica DeLora forty-eight hours prior to the meeting time at (801) 229-3831 for assistance with translation or accommodations for individuals with disabilities. A Utah Relay telephone number or a language interpreter can be provided upon request. Reasonable accommodations will be made upon a timely request.</p>

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<b>Notice of Special Accommodations:</b>	In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify Mountainland Association of Governments at (801) 229-3834 at least three (3) working days prior to the hearing.
<b>Notice of Electronic or telephone participation:</b>	not available
<b>Other information:</b>	
<b>Contact Information:</b>	Michelle Carroll (801)229-3833 mcarroll@mountainland.org
<b>Posted on:</b>	August 22, 2019 04:48 PM
<b>Last edited on:</b>	August 22, 2019 04:48 PM

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