



Community Development Block Grant 2020-2024 Consolidated Plan 2020 Annual Action Plan



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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Lehi City, in partnership with the U.S. Department of Housing and Urban Development (HUD), is required to prepare a Five-Year Consolidated Plan in order to receive funding for the Community Development Block Grant Program (CDBG). The Consolidated Plan comprises the planning and application requirements for the CDBG program.

Lehi City's CDBG program year runs from July 1 through June 30. CDBG staff used the online IDIS Consolidated Plan Tool, CPD Maps and CPS maps data, other HUD planning resources, and consultation with a variety of community partners and agencies to prepare this plan in accordance with HUD regulations. The plan includes the 5-Year Strategic Plan for Program Years 2020 - 2024 and the Annual Action Plan for 2020.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

The City has identified five priority goals:

- **Public Infrastructure and neighborhood improvement:** The City will work towards this goal through projects that may include, but are not limited to, transportation, infrastructure, community amenities, crime prevention, and water and sewer system improvements.
- **Economic Development:** The City will work towards this goal through projects that may include, but are not limited to, façade improvements, a small business loan program, and other facilities, activities, and services that will increase the overall productivity of the local economy and local businesses and that will maintain and create jobs for low- and moderate-income (LMI) residents.
- **Public Services for low- and moderate-income residents:** The City will work towards this goal through projects that may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, abuse, or neglect, health care services and any services that bring families out of poverty.
- **Affordable Housing:** The City will work towards this goal through projects may include, but are not limited to, rental assistance, affordable rental housing for LMI residents, housing rehabilitation, and decent housing for homeless individuals and families. The City will continue to look for ways to partner with local organizations working to address the affordable housing shortage in the region.

- Covid-19 prevention, preparation, and response: The City will undertake projects that are necessitated by the health and economic impacts of the Covid-19 pandemic. These projects may include, but are not limited to, utility and other assistance to businesses and residents.

Due to the quickly changing conditions caused by the pandemic, Lehi City anticipates that needs and priorities may change in the coming months and years, as the full health and economic impacts are realized.

3. Evaluation of past performance

Lehi City, along with Mountainland Association of Governments (MAG), has worked to develop a strong CDBG program through its commitment to building solid partnerships. MAG staff have worked to cultivate a collaborative relationship between HUD, City staff, adjacent local government representatives, and non-profit organizations in order to provide quality services and programs to low- and moderate-income residents.

At the end of each program year, the City evaluates progress in meeting program objectives. This information is presented to citizens in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). CAPERs for past program years can be found at www.mountainland.org/lehicdbg.

4. Summary of citizen participation process and consultation process

Section PR-10 provides a detailed summary of the citizen participation and consultation process used to develop the Consolidated Plan. Lehi City sought input from local citizens, impacted populations, service providers, local government officials and staff, and nonprofit and for-profit organizations involved in housing and community development activities. A public hearing and key stakeholder meetings were held to gather input, and a needs survey was distributed throughout the City and region to residents, elected officials, service providers, and business and civic leaders. A draft plan was made available for public comments.

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

None.

7. Summary

Community partners and residents gave valuable input in the development of the Consolidated Plan, and the City is committed to improving the living environment and expanding economic opportunities for low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Lehi City	
CDBG Administrator	MAG	Community and Economic Development

Table 1– Responsible Agencies

Narrative

MAG is the administering agency for the Lehi City CDBG program. MAG CDBG staff are responsible for preparation of the Consolidated Plan and for administration of the grant program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

CDBG staff representing Lehi City, Provo City, Orem City, and Utah County engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, business leaders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

A ConPlan discussion was carried out in the City of Orem Council chambers in January of 2020. A needs survey was distributed throughout the region, and input was received from over 638 respondents. The survey was made available electronically and published to entitlement recipients' websites and social media. Additionally, the survey was emailed to current service and housing partner agencies who were asked to answer the survey, as well as make it available to clients. Collaboration with service providers and other government agencies provided data used in technical analysis for the ConPlan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless families and individuals including initial stabilization, transitional housing, permanent housing, access to mainstream resources, and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which Lehi City is a member, represented by MAG. The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County.

The CoC lead the annual efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals. The CoC developed a coordinated intake and assessment system to coordinate services and support individual agencies in reaching project goals and HUD

and CoC established performance goals. The CoC centralizes resources, leveraging partnerships amongst CoC members.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 below shows key participants with whom consultations were held in preparing the Consolidated Plan.

1	Agency/Group/Organization	Rocky Mountain University Foundation
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
2	Agency/Group/Organization	Fresh Start Ventures
	Agency/Group/Organization Type	Services-Housing Services-Homeless
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
3	Agency/Group/Organization	Center for Women & Children in Crisis

	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
4	Agency/Group/Organization	Community Action Services & Food Bank
	Agency/Group/Organization Type	Services – Housing Services – Children Services - Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
5	Agency/Group/Organization	Community Health Connect
	Agency/Group/Organization Type	Services – Health
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes	The organization responded to the survey and participated in the ConPlan

	of the consultation or areas for improved coordination?	Discussion. Continue to make available financial support to provide services.
6	Agency/Group/Organization	Family Support & Treatment Center
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
7	Agency/Group/Organization	Food & Care Coalition
	Agency/Group/Organization Type	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
8	Agency/Group/Organization	Friends of UT County Children’s Justice Ctr.
	Agency/Group/Organization Type	Services – Children Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs

		Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
9	Agency/Group/Organization	Mountainland Head Start
	Agency/Group/Organization Type	Services – Children Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
10	Agency/Group/Organization	Centro Hispano
	Agency/Group/Organization Type	Services – Health Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
11	Agency/Group/Organization	Housing Authority of Utah County
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs

		Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
12	Agency/Group/Organization	NeighborWorks Provo
	Agency/Group/Organization Type	Housing Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
13	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
14	Agency/Group/Organization	Mountainland Continuum Of Care
	Agency/Group/Organization Type	Services – Homeless
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
15	Agency/Group/Organization	Project Read
	Agency/Group/Organization Type	Services – Elderly Persons Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
16	Agency/Group/Organization	Provo City Housing Authority
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
17	Agency/Group/Organization	Rural Housing Development Corporation
	Agency/Group/Organization Type	Housing
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan

	of the consultation or areas for improved coordination?	Discussion. Continue to make available financial support to provide services.
18	Agency/Group/Organization	Wasatch Mental Health
	Agency/Group/Organization Type	Other Government: State Services – Persons with Disabilities
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.

Table 2– Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant organizations and agencies were either consulted or invited to participate in the Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Five Year Consolidated Plan	Utah County	Consortium Member. This plan is written in collaboration with all other consortium members.
Five Year Consolidated Plan	Orem City	Consortium Member. This plan is written in collaboration with all other consortium members.
Five Year Consolidated Plan	Provo City	Consortium Member. This plan is written in collaboration with all other consortium members.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Lehi City is part of the Utah Valley HOME Consortium and coordinates efforts with other members of the Consortium. Lehi City is also part of the Utah County Council of Governments. The City participates in regional economic development efforts, regional housing programs, and supports the Utah County Housing Authority, which serves Lehi City. MAG is a metropolitan planning organization and participates in many regional planning efforts that include cooperation and coordination with neighboring units of local government and state entities.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Residents of Lehi City were given the opportunity to participate in developing the plan in various ways. Meetings were held with key stakeholders to gather input into community needs and existing services. CDBG staff also advertised the availability of a survey to gauge resident interest in various CDBG eligible activity categories. Citizens could provide input into needs within Lehi City in this survey. Lehi City also held a public hearing to gather input into needs and the plan on May 12, 2020 during a City Council meeting. The draft plan was published during a 30-day review period, during which residents could provide written feedback on CDBG projects and needs within Lehi City. All the resident and community feedback was used to create the Five-Year Plan and Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Key informant interviews	Service Providers	Meetings were held with public service and homeless providers, City department staff, and housing agencies to gather input, data, and feedback while developing the plan.	Comments were received related to the needs of low- and moderate-income residents and residents with special needs.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	31 surveys were collected from Lehi residents.	Survey responses varied, and no priority needs ranked significantly higher than others.	NA	
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	A public hearing was held on May 12, 2020 to gather public input.			https://www.utah.gov/pmn/index.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	The draft plan was available online and in hard copy for citizen comments.			www.mountainland.org/lehicdbg

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment identifies community development need priorities and forms the basis for the Strategic Plan section and the programs and projects to be administered. Needs were primarily assessed through the consultation process described in section PR-10 of this plan. Additionally, Civicus Consulting prepared a Needs Assessment, Housing Market Analysis, and an Analysis of Impediments to Fair Housing Choice to assist with the planning processes. This needs assessment is part of a larger consortium assessment, which can be found at <https://www.provo.org/Home/ShowDocument?id=18320>. Improvements to public facilities and infrastructure continues to be a need in Lehi, along with facilities and services for special needs populations, economic development activities, and affordable housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Generally, Lehi City public facilities such as community centers, senior centers, police and fire stations, and recreation centers are all in good condition. Lehi continues to experience significant growth, and as the population continues to increase, new facilities and facility expansions will need to be provided. Lehi has been transforming from an agricultural service community into an urban community with many large employers. The expanded jobs base has also created many low wage service jobs working in retail, lodging, and food and beverage. With the increased population, regional community service organizations are seeing increases in demand for supportive services such as affordable housing, domestic violence sheltering, elderly services, support for individuals with mental and physical challenges, homeless and homeless prevention assistance and other human services. Nearly all of the service providers which provide supportive services to Lehi residents are located outside of Lehi. Most service providers have their facilities in Provo, which is a 17-mile car ride from Lehi. As service demands increase, Lehi City may see the need to provide support for opening public facilities to serve Lehi residents.

During consultation, the Utah County Children's Justice Center identified the need to develop a satellite office in North Utah County to provide therapy services to children. During interviews with elected officials and city staff, a center for individuals with disabilities was also identified as a public facility need. Residents identified Youth Centers, Fire Stations/Equipment, and Parks and Recreation as top public facilities needs.

How were these needs determined?

As part of the Consultation Process, numerous City Officials and service providers were interviewed. Additionally, MAG conducted consultation and public participation outreach efforts to identify community needs.

Describe the jurisdiction's need for Public Improvements:

Improvements to city infrastructure, such as pressurized irrigation and fire hydrant water lines, storm drainage, water and sewer service connections and mains, and street paving are needed predominately in the downtown area. In some cases, these areas do not include such transportation basics as sidewalks, bike lanes, and paved roads nor improvements such as storm drainage and curb and gutter. CDBG funds have been programmed to address these needs and will continue to be considered for future funding. Residents identified street improvements and sidewalks as top public infrastructure needs.

How were these needs determined?

Lehi City Public Works and Engineering staff maintain a list of potential projects based on identified needs and conditions. Additionally, the Consultation Process yielded information from elected officials, service providers and residents on the need for public improvement activities.

Describe the jurisdiction’s need for Public Services:

Consultations conducted for this Consolidated Plan indicate that service demands coming from low-income populations are increasing. Because the anticipated CDBG award allocation is limited, the City has chosen to address priority public infrastructure needs in low-income Census tracts in past funding cycles. As need for public services increases, CDBG staff are looking for opportunities to provide more support for public services delivered to residents within the jurisdiction by partnering with service providers in the region. Residents identified mental health services, youth services, and crime awareness and prevention as top public service priorities.

How were these needs determined?

The Consultation Process yielded information from elected officials, service providers and residents on the need for public service activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Lehi City is a fast-growing community, and growth is expected into the foreseeable future as employers move to the area or add employees. In reaction to this growth in jobs and population, builders have constructed a large number of single-family and multi-family units in the past decade. The cost of housing has also risen during this time period, making it difficult for low- and moderate-income households to afford living in Lehi City. Many must travel to lower-cost communities in order to find an affordable place to live, which can lead to longer commute times.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with data developed by the Census Bureau based on the 2011-2015 American Community Survey (ACS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	197	142	1	1	0
Arts, Entertainment, Accommodations	2,039	1,667	10	9	-1
Construction	2,029	3,719	10	20	10
Education and Health Care Services	3,029	1,204	15	6	-9
Finance, Insurance, and Real Estate	1,506	676	8	4	-4
Information	1,298	2,857	7	15	8
Manufacturing	1,934	713	10	4	-6
Other Services	594	294	3	2	-1
Professional, Scientific, Management Services	2,491	3,102	13	17	4
Public Administration	0	0	0	0	0
Retail Trade	2,898	3,110	15	17	2
Transportation and Warehousing	584	558	3	3	0
Wholesale Trade	951	576	5	3	-2
Total	19,550	18,618	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	22,077
Civilian Employed Population 16 years and over	21,135
Unemployment Rate	4.25
Unemployment Rate for Ages 16-24	11.66
Unemployment Rate for Ages 25-65	2.40

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	6,990	
Farming, fisheries and forestry occupations	919	
Service	1,985	
Sales and office	5,265	
Construction, extraction, maintenance and repair	1,470	
Production, transportation and material moving	915	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,575	65%

Travel Time	Number	Percentage
30-59 Minutes	5,805	30%
60 or More Minutes	890	5%
Total	19,270	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	525	35	150
High school graduate (includes equivalency)	2,635	135	990
Some college or Associate's degree	6,555	170	2,630
Bachelor's degree or higher	7,320	225	1,915

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	15	79	58	80	34
9th to 12th grade, no diploma	630	220	125	158	95
High school graduate, GED, or alternative	1,030	1,155	1,155	1,460	700
Some college, no degree	1,765	2,300	1,850	1,985	935
Associate's degree	340	1,200	1,100	950	190
Bachelor's degree	365	3,245	2,475	1,355	615

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	0	660	1,050	740	340

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	67,912
High school graduate (includes equivalency)	62,500
Some college or Associate's degree	73,481
Bachelor's degree	114,614
Graduate or professional degree	159,570

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Lehi City are construction; information; professional, scientific, management services; and retail trade.

Describe the workforce and infrastructure needs of the business community:

Based on consultation with Lehi Economic Development staff, skilled and experienced information technology workers are a high need for businesses in Lehi. Many businesses have specific competency requirements that limit the pool of potential hires. Entry- and mid-level workforce needs are being adequately met, though conditions may change due to economic and health impacts of the Covid-19 pandemic.

Lehi is situated on the border between Salt Lake and Utah Counties and is near a geographic transportation bottleneck. Additional transit is needed to alleviate traffic congestion, commute times, and air quality for Lehi residents traveling outside of the City to work and for workers traveling into Lehi from outside of the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Utah Valley is developing at a fast rate, and future infrastructure projects will affect job and business growth opportunities. As a metropolitan planning organization, MAG prepares transportation plans for the region that include improvements in some of the most congested areas in the County, with several projects planned in Lehi and surrounding cities. Affordable housing is also an issue that comes with rapid growth, and regional housing authorities, public agencies, and developers are working toward solutions.

Lehi City Economic Development staff are working on several initiatives that may affect job and business growth opportunities. These initiatives include expansion of existing trails systems and development of new trails to draw tourism to the City; revitalization efforts related to multi-family housing development near transit stations; downtown revitalization; and expansion of city amenities and assets to fulfill the needs of current and future residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Trade programs at Mountainland Technical College and bachelor and advance degrees at nearby universities create a skilled and desirable workforce in Lehi City. As discussed above, information technology positions have been more difficult to fill than most other positions. Due to its position between employment hubs in Salt Lake County and the Provo/Orem area, Lehi businesses are able to draw from workforce pools in both counties. On the other hand, businesses in both of those hubs draw Lehi residents outside of the City for employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Lehi City currently does not directly participate in any workforce training initiatives. These are provided through the Utah Department of Workforce Services and Mountainland Technical College. Participants in these existing programs gain skills that are valuable in the Lehi City

workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Lehi is a part of the Mountainland Economic Development District, and the region has a strong track record of economic stability and growth and a history of supporting entrepreneurship and local businesses. Lehi City is exploring potential CDBG-eligible economic development activities that align with opportunities identified in the CEDS and priorities of this plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are concentrations of extremely low-income, low-income, and moderate-income households with one or more of the four severe housing problems in Lehi City. See appendix for the geographic distribution of these concentrations. In tracts in southwest, west, northeast, and central Lehi along I-15, over 86% of extremely low-income households experience any of four severe housing problems (lack of complete kitchen facilities, lack of plumbing facilities, severely crowded, or severely cost-burdened occupants). In one tract in northeast Lehi, over 80% of low-income households experience any of four severe housing problems. In tracts in northern and central Lehi, over 67% of moderate-income households experience any of four severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Utah County, the largest minority group is individuals of Hispanic descent. The County's rate of Hispanic homeowners is 7%, and the rate of Hispanic renters is 14%. Lehi's Hispanic homeowner rate is only 4.8% and its rate of Hispanic renters is 13.4%. Geographically, there is a concentration of Hispanic renters in a number of census tracts in Lehi City. Rates of Hispanic renters in ranges from 14.1-51% and 21.1-57% are considered "concentrations." See appendix for these areas of concentration.

What are the characteristics of the market in these areas/neighborhoods?

The median home values in these tracts are between \$181,000 and \$502,000, and home prices in Utah County have increased every year since 2011. Most of these areas have owner-occupancy rates over 80%. Renter occupied housing units increased by 1.9% between 2010 and 2017, slightly lower than Utah County as a whole at 2.2% change. The median rent in these areas ranges from \$622 to over \$1,654 per month. Change in median rent is over 50% in most of these areas.

Are there any community assets in these areas/neighborhoods?

Most of these neighborhoods have schools, parks, and churches, and a few have regional shopping centers, clusters of large office space, trails, and other recreational facilities.

Are there other strategic opportunities in any of these areas?

Some of these census tracts border or include I15 and are near the Thanksgiving Point Front Runner (transit) station. These transportation options provide access to amenities and services in surrounding

areas. Some areas in the western part of Lehi were less developed a few years ago but are now close to amenities in Lehi and surrounding cities such as Saratoga Springs. Trails expansion would connect Lehi trails to neighboring Draper's system, increasing tourism in the area and attracting outdoor recreation events and races. Many large employers in these areas are planning future expansion in Lehi, bringing more jobs to the area. Lehi has many opportunities ahead, and the City will continue to promote the strategic use of CDBG funds to maximize the benefit to low- and moderate-income and other populations in need of community services and amenities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Utah County, broadband use is more common than not. About 85.2% of households in Utah County have a computer and broadband subscription. Only about 10.8% of households have a computer but no internet subscription. Lehi's rate of households with broadband subscription is even higher at almost 92%. In August 2019, Comcast announced that Utah County would be included in the Internet Essentials program, which started in 2011. Now, anyone in Utah County who receives any form of government assistance is eligible for broadband connectivity for less than \$10 per month.

With high-tech corporations and startups playing a significant role in Utah County's economy, particularly in Lehi, the commitment for widespread broadband connectivity appears to be strong. There is one area in downtown Lehi with a broadband subscription rate below 71%.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is high broadband provider competition in Lehi, with over 20 internet providers available to residents.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Natural disasters and increased risks such as wildfires, increased air pollution, decreased snowpack (resulting in low water levels), and poor personal health are attributed, to one degree or another, to climate change in Utah County.

The impacts of climate change on earthquake activity are difficult to predict and assess, but the Wasatch fault, running directly through Utah County, is among the most active faults in Utah. As recently as March 2020 a 5.7 magnitude earthquake struck 15 miles west of Salt Lake City and was felt in Utah County.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

No risks specific to housing occupied by low- and moderate-incomes households were identified during the planning process. However, low- and moderate-income individuals and families are likely to suffer greater impacts from climate change and natural hazards due to fewer resources and less influential support systems.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Lehi is committed to addressing the most pressing needs in the community. The City has focused CDBG funding in an LMI census tract that has suffered from inadequate public investment for some time. By creating a phased project plan, the City has been able to address the most pressing need during the term of the previous Consolidated Plan and will continue to work on these needs during this next Plan cycle. Lehi has identified additional priority needs and will continue to address them by participating in regional structures that have shared resources to impact those needs. The City will continue to evaluate community needs and, as CDBG resources are freed up from the public infrastructure projects, provide more funding and support for city-sponsored projects and agencies which provide important public services.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

In the previous ConPlan cycle, the Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West, was identified as a geographic priority area for CDBG investment for secondary water lines, curb and gutter upgrades, street upgrades and some storm drains. It is proposed that CDBG funding be used in this area during the FY20 program, but the City anticipates allocating more resources outside of this area in coming years as other priorities develop and the need for improvement in this area decreases with the completion of final phases of work. Thus, no geographic areas have been target for allocation priority during this 5-year Consolidated Plan period.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Improvements Economic Development
	Description	Several neighborhoods in Lehi have old and insufficient infrastructure systems and community amenities. Community development projects that specifically benefit low- and moderate-income individuals and families are a high priority for the Lehi CDBG program. Non-housing community development projects may include, but are not limited to, neighborhood improvement, transportation, infrastructure, community amenities, water and sewer system improvements, economic development activities, and Covid-19 response projects.

	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services

	Description	Based on the community needs survey and consultation with service providers, city staff, and elected officials, Lehi City has identified public services projects as a high priority. These projects may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, and any service that bring families out of poverty.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.
3	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

Geographic Areas Affected	
Associated Goals	Affordable Housing
Description	Affordable housing is a high priority need in Lehi and may include, but is not limited to, rental assistance, unit rehabilitation, unit or land acquisition, public housing, and lead paint mitigation.
Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

Narrative (Optional)

While each need identified in this plan is considered a high priority, limited funding will curb the progress that can be made from year to year. CDBG and City staff will continuously pursue projects and partnerships that align with these needs, and will work to leverage CDBG funds to the greatest extent possible. Many facets of these needs are met through regional resources and delivery structures. Lehi City will coordinate through the Utah Valley HOME Consortium and the Continuum of Care to make progress on many of these priority needs.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Based on past allocations Lehi City expects to receive \$260,000 annually in CDBG funding, for a five-year total of approximately \$1,300,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	267,000	0	0	267,000	1,068,000	Lehi City will receive an FY20 allocation of \$267,000. Future year expected funding is based upon this annual allocation.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources for any City projects. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The ability to leverage funds is considered during the review and ranking process.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mountainland Association of Governments	Government	Non-homeless special needs Planning	Region
Lehi City	Government	Planning neighborhood improvements	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system is comprised of City departments, private industry, non-profit organizations, and other public institutions. City departments and non-profit organizations receive funding each year based on community need and the department or organization's capacity to complete projects that align with CDBG program goals. This flexibility allows Lehi City to align available resources with community needs through the 5-year plan period. Although there is some uncertainty as to who will carry out the consolidated plan goals from year to year, Lehi City administration and MAG CDBG staff maintain close relationships with city departments and service providers to ensure that community needs and CDBG program goals are met.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Mountainland Continuum of Care coordinates services and referrals among Continuum members and meets monthly to discuss regional issues and priorities and to identify and correct weaknesses in service provision and coordination. Volunteers and Continuum members perform a yearly point-in-time count to identify homeless individuals and families in the region. These data guide service providers in determining best outreach efforts to targeted populations. The Continuum also distributes a resource guide annually detailing the public service resources available to homeless persons, specifically chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This guide is disbursed throughout the community as a whole and specifically to service providers who provide target and mainstream services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As discussed above, the Continuum of Care provides an on-going forum for service providers to coordinate efforts and identify and correct any gaps in the service delivery system. Any gaps in the system are addressed within the Continuum setting, in continuum subcommittees, and among service providers.

The service delivery system is structured as a regional system. While this model provides Lehi residents with access to many critical services, in most cases they have to travel to service provider agencies in surrounding towns, mostly Provo, to receive assistance. Lehi City government will work regionally and

also plan for future expansion of the physical facilities needed to address the needs of a growing population within the boundaries of Lehi.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Because of the paucity of resources, Lehi residents have to rely on a regional approach to service delivery. There are gaps in the service delivery system because the transportation options are limited. In most cases, individuals needing services and housing assistance have to travel by car to Provo. Some service agencies have satellite offices in American Fork, Lehi's neighboring city. Services will become more accessible as more providers open satellite offices in north Utah County and as the regional transportation network continues to improve.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$667,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted
2	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
3	Affordable Housing	2022	2024	Affordable Housing		Affordable Housing		Homeowner Households Assisted: 10 Households
4	Economic Development	2021	2024	Non-Housing Community Development		Non-Housing Community Development		Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
5	Covid-19 Prevention, Preparation, and Response	2020	2024	Non-Housing Community Development		Non-Housing Community Development		

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Lehi City will continue improving infrastructure in low- and moderate-income neighborhoods and will pursue other projects in this category as well, such as building public facilities for individuals with special needs and additional city amenities and service facilities that benefit low- and moderate-income individuals and families.
2	Goal Name	Public Services
	Goal Description	As CDBG funds are available, Lehi City will assess the need for investment in public services to Lehi residents. These funds will likely be awarded to sub-recipients to carry out program goals.
3	Goal Name	Affordable Housing
	Goal Description	Lehi City will pursue projects that increase the supply, availability, condition, and viability of affordable housing.
4	Goal Name	Economic Development
	Goal Description	Lehi will promote economic development by pursuing and funding projects that create, attract, and retain jobs and increase economic activity and opportunity to low- and moderate-income individuals.
5	Goal Name	Covid-19 Prevention, Preparation, and Response
	Goal Description	Lehi City will undertake projects that are necessitated by the health and economic impacts of the Covid-19 pandemic.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As a regional participant in the Utah Valley HOME Consortium, Lehi will continue to support the provision of affordable housing. Based on prior year activities, an anticipated 10 down payment assistance loans will be made in Lehi City.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In the Mountainland Region, 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, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

The Utah County Health and 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.

Any future grantees receiving CDBG funds to purchase and renovate properties are responsible for testing and mitigating lead hazards within the property.

How are the actions listed above related to the extent of lead poisoning and hazards?:

Lehi City does not currently fund any home rehab programs. It is highly unlikely that during the undertaking of any CDBG-funded program lead-based paint would be disturbed or that disturbance would affect vulnerable residents such as children under the age of six. Lehi's plan of action will not be impacted by lead hazards.

How are the actions listed above integrated into housing policies and procedures?

Agencies that operate these programs throughout Utah County and within Lehi City have incorporated Lead-Safe policies into their internal policies and procedures. Lehi City does not operate any housing programs that require Lead-Safe policies and procedures.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The limited incomes of many residents within the Utah Valley Consortium cities have left them with insufficient means to meet an adequate standard of living. In a strategic effort to reduce the number of households living in poverty and to prevent at-risk households from moving into poverty, it is necessary to support the most vulnerable populations, including the chronically homeless, homeless families, food-insecure families and individuals, the disabled, victims of domestic violence, and the low-income elderly.

The Consortium's anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals, and objectives promote self-sufficiency and empowerment.

Provo City, as Lead Entity, will coordinate efforts among Consortium members and partner organizations to collaborate in combining available resources to assist families and individuals overcoming poverty. These partners include neighborhood residents, representatives of social service agencies, business, churches, nonprofit agencies and developers, and other for-profit entities.

Key Goals of the Anti-Poverty Strategy, and Five-Year Strategic Goals:

- Provision of adequate and affordable housing
- Neighborhood stabilization
- Elimination of substandard housing
- Availability of special needs housing

Through these goals the aim is to close the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, and access to transportation for low-income households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The social service delivery strategy provides focus on programs that support education, counseling, prevention programs, case management and other capacity building functions. Consortium members seek to reduce the number of poverty-level families by supporting social service development programs that facilitate the creation or retention of job opportunities.

The continued funding of housing rehabilitation, construction, and down payment assistance for affordable housing provides families and individuals in poverty an opportunity to obtain a safe, decent, and affordable place to live.

In addition to undertaking infrastructure projects to maintain the viability and stability of the housing stock in low- and moderate-income neighborhoods, Lehi City is pursuing additional avenues for improving the economic status of residents through programs that create and retain jobs and provide public services that support vulnerable populations.

SP-80 Monitoring - 91.230

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

To meet HUD requirements, CDBG staff will conduct both on-site monitoring visits and “desk-top” monitorings, whereby the subrecipient is not visited, and their grant is monitored only by review of the information in project files. A desk-audit is completed each time a subrecipient 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 sub-recipients’ projects and programs, reviewing the subrecipient’s contract, comparing the scheduled timeframe and budget to draw down requests, ensuring that invoices match drawdown requests, and if necessary, taking appropriate actions to address performance problems.

In addition to monitoring sub-recipients, the City monitors its own performance to ensure the CDBG program is meeting the goals and objectives outlined in this Consolidated Plan. This begins with CDBG staff providing technical assistance to department staff from their first point of contact at the pre-application state, where they are encouraged to ask questions about the grant and the application process. Once applications are submitted, they are reviewed and evaluated for compliance with the Consolidated Plan’s goals and objectives by staff. Local residents have the opportunity to review the Annual Action Plan prior to the city council approving the Annual Action Plan. The Plan is then submitted to HUD for their review. Once approved, the City prepares contracts for each sub-recipient, providing for an additional check to ensure that the approved projects and programs funded meet the goals and objectives of the plan. Throughout the life of the grant, staff meets with and provides technical assistance to sub-recipients to ensure that they continue to meet program requirements. As each sub-recipient submits drawdown requests and the required reports, CDBG staff has the opportunity to review the project implementation to ensure each sub-grantee is utilizing funds in a timely manner. In addition, CDBG staff review and update IDIS periodically to ensure a high level of performance and compliance is met.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Based on past allocations Lehi City expects to receive \$260,000 annual in CDBG funding, for a five-year total of approximately \$1,300,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	267,000	0	0	267,000	1,068,000	Lehi City will receive an FY20 allocation of \$267,000. Future year expected funding is based upon this annual allocation.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources for any City projects. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The ability to leverage funds is considered during the review and ranking process.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$222,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted
2	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	An infrastructure improvement project will be undertaken in a low- and moderate-income neighborhood in downtown. See SP-45 for a detailed description of this goal.
2	Goal Name	Public Services
	Goal Description	Funds will be awarded to the Utah County Children's Justice Center to provide mental health services to victims of abuse and their families. See SP-45 for a detailed description of this goal.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed to be funded in the FY20 program year.

#	Project Name
1	Historic Downtown Lehi Infrastructure Improvement Project
2	Utah County Children's Justice Center
3	Administration

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities were based on project readiness, need, availability of resources, and capacity. Shortage of funding is an ongoing obstacle to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Historic Downtown Lehi Infrastructure Improvement Project
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$222,000
	Description	Street improvements on 300 North from 100 West to 300 West, including installation of curb and gutter, sidewalk, ADA ramps, and pavement along the south side of 300 North. Replacement of existing undersized and dilapidated pressure irrigation piping on 300 West from 200 North to 300 North. This project will be combined with FY19 CDBG funds for the same project area described here.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 480 individuals will benefit from the project. About 60% of beneficiaries are low- or moderate-income.
	Location Description	300 North from 100 West to 300 West and 300 West from 200 North to 300 North, Lehi, UT
	Planned Activities	Replace an old, dilapidated, and undersized pressure irrigation pipe, including service lines and water meters. Add curb and gutter, ADA ramps, and paving.
2	Project Name	Utah County Children's Justice Center
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$5,000
	Description	Mental health care services to child victims of abuse and their families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 individuals will benefit from this project. One hundred percent of beneficiaries are low- or moderate-income.
	Location Description	Services will be provided at the Children's Justice Center in Provo. Lehi City CDBG funds will only be used for treatment provided to Lehi residents.
	Planned Activities	Provide specialized, age-appropriate, and evidence-based mental health treatment access for child abuse victims in their families.
3	Project Name	Administration
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements Public Services
	Needs Addressed	Non-Housing Community Development Public Services
	Funding	CDBG: \$40,000
	Description	Administration of the CDBG Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Staff are located in Orem, UT
	Planned Activities	Administration of the CDBG Program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Infrastructure improvements will be undertaken in downtown Lehi, in a residential neighborhood in Census block group 1, tract 1.03. Mental health services will be provided at the Children's Justice Center in Provo, UT. Lehi CDBG funds will only be used for services provided to Lehi residents.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As described in SP-10, in the previous ConPlan cycle, the Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West, was identified as a geographic priority area for CDBG investment for secondary water lines, curb and gutter upgrades, street upgrades and some storm drains. It is proposed that CDBG funding be used in this area during the FY20 program, but the City anticipates allocating more resources outside of this area in the coming years as other priorities develop and the need for improvement in this area decreases with the completion of final phases of work. Thus, no geographic areas have been targeted for allocation priority during this 5-year Consolidated Plan period.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section will identify other actions to be taken in the FY2020 CDBG Program

Actions planned to address obstacles to meeting underserved needs

Lehi City has been an active participant in many regional service delivery organizations. The City will continue to support and participate in organizations that provide services to Lehi City residents in need. Lehi City, through its regional participation and contributions to regional service agencies, will engage with critical needs service providers to assist them in extending their level of involvement in providing services in Lehi City.

Actions planned to foster and maintain affordable housing

As the community continues to grow and diversify its economy, Lehi City is working to increase the supply of affordable workforce housing to support the growing number of retail and service jobs that support the higher wage technical jobs that Lehi City is attracting from international employers. Lehi is a participant in the Utah Valley HOME consortium which provides funding to the Utah County Housing Authority to support its homeowner rehabilitation loan program which is available to homeowners in Lehi. Additionally, funding for infrastructure improvements in residential areas will help preserve a lower-income neighborhood.

Actions planned to reduce lead-based paint hazards

In the Mountainland Region, 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, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

The Utah County Health and 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.

Any future grantees receiving CDBG funds to purchase and renovate properties are responsible for testing and mitigating lead hazards within the property.

Actions planned to reduce the number of poverty-level families

The City embraces an overall strategic objective of raising the living standards of Lehi City residents who want to work, by offering good-paying jobs in a variety of sectors. This strategic approach has paid off with many new jobs that pay more than minimum wages. The higher-paying jobs have spun off many service employment opportunities that have been filled by Lehi City residents. Currently this approach to poverty eradication has resulted in creating opportunities for both long term Lehi City residents and new community members being able to achieve a living standard that is hard to match in other communities. Not every Lehi City resident has the education and qualifications to fill a high-tech job but the high-tech jobs also produce new business opportunities that many less-educated Lehi City residents are able to fill. Additionally, Lehi City is pursuing additional avenues for improving the economic status of residents through programs that create and retain jobs and provide public services that support vulnerable populations.

Actions planned to develop institutional structure

The consultation process employed in the Consolidated Plan has resulted in opening the dialogue with service and housing providers to promote a more Lehi centered approach to providing LMI households with more local options for obtaining services. As the community continues to grow and its entitlement allotment of CDBG funds increases, there will be new opportunities to support a more locally based service delivery system for Lehi City residents.

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

Lehi City will continue to participate in regional service delivery configurations. That participation will include an effort to engage developers and affordable housing providers in identifying opportunities for affordable housing development. The Utah County communities have established several innovative approaches to working regionally. The HOME Consortium is administered by the Provo Redevelopment Authority, and while the Redevelopment Authority is a Provo City agency, Provo has been willing to support the regional approach by allowing Provo City resources to support the Valley HOME Consortium. United Way of Utah County provides administrative support and oversight for the Continuum of Care. Again, while the United Way Agency was originally formed to serve Provo, it has shared its administrative capacity to provide the institutional support for the Mountainland Continuum

of Care.

Discussion

Lehi City and CDBG staff continue engagement with service agencies and other HUD entitlements to establish a spectrum of services that serve the neediest populations.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The Lehi City program is committed to using at least 70% of funds to benefit persons of low- and moderate-income. For FY20, 100% of funds will be used to benefit low- and moderate-income persons.

Appendix

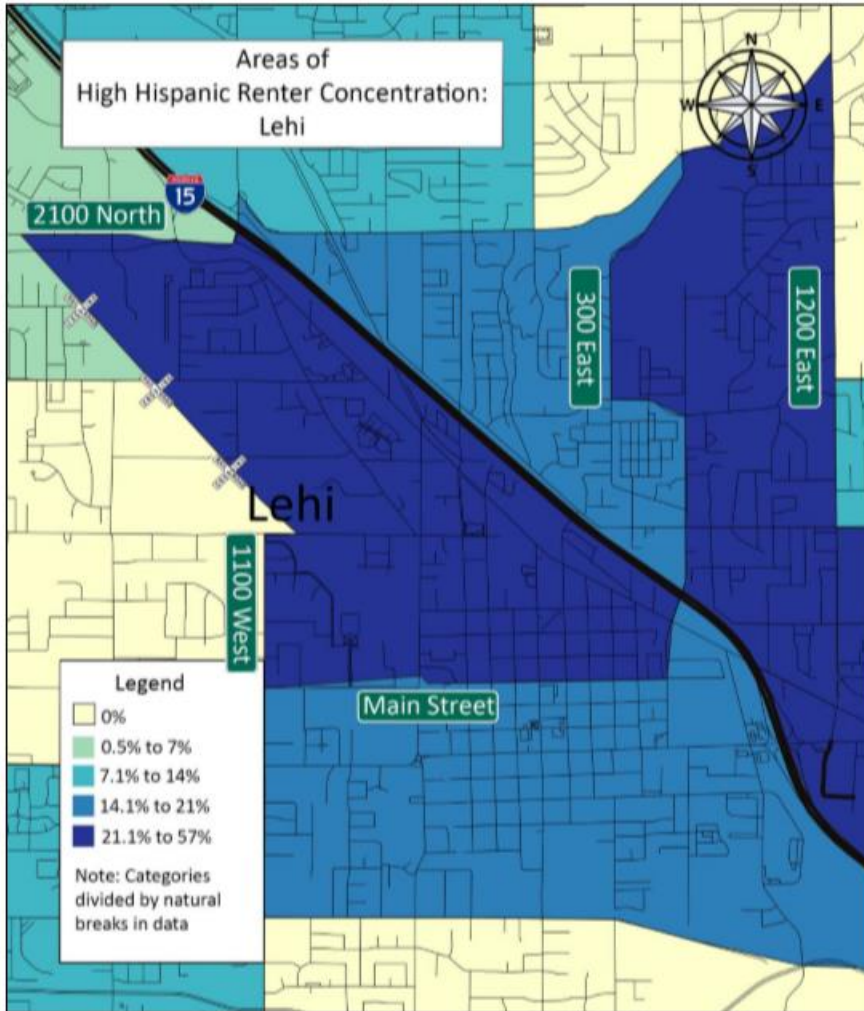


Figure 28: Areas of High Hispanic Renter Concentration: Lehi; Source: U.S. Census Bureau, ACS 2017, Table S2502

