

2025-2029

Utah County Consolidated Plan



MAG
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Executive Summary

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

1. Introduction

Utah County, 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. Utah County'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 2025-2029 Consolidated Plan (Plan, The Plan, 2025 ConPlan) is organized into four primary sections:

- I. The Process (PR) The Process section of the plan outlines the development of the plan, including citizen participation efforts and stakeholder involvement.
- II. Needs Assessment (NA) The Needs Assessment section provides an analysis of housing, homeless and community development needs, with focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.
- III. Housing Market Analysis (MA) The Housing Market Analysis section provides information and data on Provo City and HOME Consortium's housing market, including an evaluation of local resources. The housing market analysis supplements information supplied by the needs assessment and establishes a framework for five-year goals and priorities to be developed.
- IV. Five-Year Strategic Plan (SP) Once community needs, market conditions and resources are identified, program goals, specific objectives, and benchmarks for measuring progress are set forth in the Strategic Plan section of the 2020 ConPlan. Efforts are prioritized to direct the allocation of federal funding to maximize impact within the community.

The plan includes the 5-Year Strategic Plan for Program Years 2025 - 2029 and will conclude with Utah County's Annual Action Plan for 2025. The Action Plan will outline the activities and funding priorities for the first year of the Consolidated Plan, and will cover July 1, 2025- June 30, 2026.

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

Through the consultation and citizen participation process and the needs assessment and market analysis, Mountainland Association of Governments (MAG), responsible for the administration of the Utah County CDBG program, has identified the following priority needs:

- Non-housing community development: This priority need will be met through non-housing community development projects that may include but are not limited to neighborhood improvement, transportation, infrastructure, community amenities, water and sewer systems, and economic development activities.
- Public Services to low- and moderate-income residents: This priority need will be met through projects that may include but are not limited to services to the elderly or disabled, youth services, mental illness or substance abuse treatment, services to victims of domestic violence, and any service that brings families out of poverty.
- Affordable Housing: This priority need will be met through projects that may include but are not limited to rental assistance, unit rehabilitation, unit or land acquisition, public housing, and lead paint mitigation.

Specific goals to meet these needs can be found in Section SP-45 of this plan.

3. Evaluation of past performance

MAG and Utah County have developed a strong CDBG program by fostering solid partnerships. MAG staff have cultivated a collaborative relationship with HUD, County staff, local government representatives, and nonprofit organizations to deliver quality services and programs to low- and moderate-income residents.

The use of CDBG funds are documented in the County's Consolidated Annual Performance and Evaluation Reports (CAPERs), which detail activities undertaken and accomplishments achieved.

At the end of each program year, the County assesses progress toward program objectives. The results are shared with the public through the Consolidated Annual Performance and Evaluation Report (CAPER). Past CAPERs are available at www.mountainland.org/uccdbg.

Utah County acknowledges that evaluating past performance is essential to ensuring that both the County and its subrecipients implement activities effectively and align them with the identified needs and strategic goals.

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. MAG, the administrator for Utah County, 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 County and region to residents, elected officials, service providers, and business and civic leaders. A draft plan was made available for public comments.

It is the policy of the Utah County Community Development Block Grant Program to:

- Give citizens timely notice of local meetings and reasonable and timely access to information, performance reports, and records relating to the program's proposed and actual use of CDBG funds.
- Take reasonable steps to provide technical assistance to groups or organizations representing persons of low- and moderate-income that request assistance in developing proposals.
- Hold public hearings for the purpose of obtaining the views of citizens and responding to proposals and questions.
- Take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of nonEnglish speaking residents can reasonably be expected to attend.
- Provide citizens with reasonable advance notice of and opportunity to comment on proposed activities not previously included in the Consolidated Plan and any proposed deletion or other substantial change to the activities.
- Take reasonable steps to address concerns expressed by citizens and to respond to any formal complaints or grievances in a timely manner.

5. Summary of public comments

No public comments received.

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

No public comments received.

7. Summary

Consortium partners, the local continuum of care, community members, stakeholders, service providers, and housing providers gave valuable input in the development of the Consolidated Plan, and we are committed to improving the living environment and expanding economic opportunities for low- and moderate-income people.

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	Utah County	
City Administrator	MAG	Community and Economic Development

Table 1– Responsible Agencies

Consolidated Plan Public Contact Information

MAG is the administering agency for the Utah County 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)

Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the plan. This is a summary of the consultation process, including identification of the agencies that participated in the process.

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 Utah County, Provo City, Orem City, and Lehi City 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 needs survey was provided, and input was received from over 214 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 Utah County 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– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Rocky Mountain University Health Clinic
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
2	Agency/Group/Organization	Family Haven
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
3	Agency/Group/Organization	Tabitha's Way
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims

	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
4	Agency/Group/Organization	Friends of Utah County Children's Justice Center
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
5	Agency/Group/Organization	Boys and Girls Club of Utah County
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
6	Agency/Group/Organization	Timpanogos Legal Center

	Agency/Group/Organization Type	Services – Education Services – Victims Services - Victims of Domestic Violence
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
7	Agency/Group/Organization	Mental Health/community outreach unit (Orem Police department)
	Agency/Group/Organization Type	Services – Education Services – Victims Services - Victims of Domestic Violence
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Homeless Needs (All) Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City department that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
8	Agency/Group/Organization	Provo City Victim Services
	Agency/Group/Organization Type	Services – Education Services – Victims Services - Victims of Domestic Violence
	What section of the Plan was addressed by consultation	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?	City department that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
9	Agency/Group/Organization	Orem Police Department
	Agency/Group/Organization Type	Services – Education Services – Victims Services - Victims of Domestic Violence
	What section of the Plan was addressed by consultation	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?	City department that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
10	Agency/Group/Organization	The Refuge Utah
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs 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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
11	Agency/Group/Organization	UTAH TAX HELP SERVICES dba CENTRO DE EDUCACION FINANCIERA
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
12	Agency/Group/Organization	Centro Hispano
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by consultation	Non-Homeless Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
13	Agency/Group/Organization	House of Hope
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Education Services - Victims
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
14	Agency/Group/Organization	Project Read
	Agency/Group/Organization Type	Services- Education
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis Non-homeless Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
15	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by consultation	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?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
16	Agency/Group/Organization	MAG
	Agency/Group/Organization Type	Services – Elderly Regional Organization Agency - Emergency Management
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. This agency also coordinates with cities and towns in the jurisdiction and creates pre-disaster mitigation plan.
17	Agency/Group/Organization	Wasatch Behavioral Health/ Vantage Point Provo
	Agency/Group/Organization Type	Services-Health Services-Education Services-Children
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
18	Agency/Group/Organization	Springville City
	Agency/Group/Organization Type	Other government - Local Services - Elderly
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
19	Agency/Group/Organization	Lehi/Just for Kid
	Agency/Group/Organization Type	Services - Persons with Disabilities
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
20	Agency/Group/Organization	Utah Broadband Center
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by consultation	Public Housing Needs Market Analysis Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Governor's Office of Economic Opportunity that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the County identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
21	Agency/Group/Organization	Utah County Sheriff's Office
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by consultation	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?	Utah County Sheriff's Department assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback directly regarding emergency management and preparedness.

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 Consolidated Plan process. No groups were excluded from participating.

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?
Housing Market Analysis 2024	Provo City Corporation	Non-Housing Needs
Housing and homeless needs assessment 2024	Provo City Corporation	Housing Needs
Mountainlands Comprehensive Economic Development Strategy	MAG	Economic Development Strategy
Pre-Disaster Mitigation Plan	MAG	Non-Housing Needs

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(l))

Utah County is part of the Utah Valley HOME Consortium and coordinates efforts with other members of the Consortium. Utah County is also part of the Utah County Council of Governments. 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. MAG is also involved in the CoC board, Utah Valley Home Consortium, and other local boards.

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

It is the policy of the Utah County Community Development Block Grant (CDBG) Program to:

- Give citizens timely notice of local meetings and reasonable and timely access to information, performance reports, and records relating to the program's proposed and actual use of CDBG funds.
- Take reasonable steps to provide technical assistance to groups or organizations representing persons of low and moderate-income that request assistance in developing proposals.
- Hold public hearings for the purpose of obtaining the views of citizens and responding to proposals and questions.
- Take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of non-English speaking residents can reasonably be expected to attend.
- Provide citizens with reasonable advance notice of and opportunity to comment on proposed activities not previously included in the Consolidated Plan and any proposed deletion or other substantial change to the activities.
- Take reasonable steps to address concerns expressed by citizens and to respond to any formal complaints or grievances in a timely manner.
- Encourage citizen participation, particularly of low and moderate-income persons who reside in the areas for which grant funding is proposed to be used.

Residents of Utah County 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. The survey was both in English and Spanish. Citizens could provide input into needs within Utah County in this survey. The County also held two public hearing to gather input into needs and the plan. The first took place on January 16, 2025 and the second was held on May 13, 2025. The draft plan was published during a 30-day review period, during which residents could provide written feedback on CDBG projects and needs within Utah County. The draft plan was also made available on our Utah County CDBG webpage. All the resident and community feedback was used to create the Five-Year Plan and Annual Action Plan.

Please refer to plan attachments for documents and notifications regarding the Public Comment Period for the Utah County CDBG 2025-2029 Consolidated Plan and FY25 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
1	Key informant outreach	Service providers	Meetings were held with public service and homeless providers, City department staff, economic development professionals, elected officials, 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.	All comments and feedback were accepted.
2	Public Meeting	Utah County Council of Governments (COG)	Utah County Mayors and Commissioners provided feedback on upcoming Con Plan and gave input on what should be prioritized for the county.	Council member ranked the importance of public services, infrastructure, job development, etc. by responding to a survey indicating their priorities on locally targeted objectives.	All comments and feedback were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Internet Outreach	Minorities; NonEnglish Speaking; Spanish; Persons with Disabilities; NonTargeted/Broad community; residents of Public and Assisted Housing	Received a total of # 214 Respondents	Survey responses varied, and no priority needs ranked significantly higher than others.	All comments and feedback were accepted.
3	Public Hearing	Minorities; NonEnglish Speaking; Spanish; Persons with Disabilities; NonTargeted/Broad community; residents of Public and Assisted Housing	A public hearing was held on February 17, 2025 to gather public input.	No comments were received at the public hearing	None
4	Public Hearing	Minorities; NonEnglish Speaking; Spanish; Persons with Disabilities; NonTargeted/Broad community; residents of Public and Assisted Housing	Sought input from citizens/residents on the Draft Consolidated Plan. Prepared to respond to input and questions. Hearing was held on May 15,2025	No comments were received at the public hearing	None

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides an overview of the demographic and economic characteristics of individuals and households in Utah County, as well as the local housing stock and its ability to meet residents' needs. By consolidating data from local, state, and national sources, it creates a comprehensive picture of current and future housing demand. As part of the Consolidated Plan, the Needs Assessment—along with input from consultations and citizen participation—identifies community development priorities, forming the foundation for the Strategic Plan and guiding programs and projects. Additionally, Civicus Consulting prepared a Housing and Homeless Needs Assessment and Housing Market Analysis.

Utah County is home to approximately 684,986 residents, making it the second most populous county in the state. Utah County stretches across over 2,000 square miles and has a population density of 257.8 people per square mile.¹

Utah County remains predominantly white, with 616,370 residents making up the majority. The largest minority group consists of individuals identifying as two or more races, totaling 49,307—an increase of over 32,000 since the last assessment in 2019.² The Hispanic and Latino population in Utah County continues to grow. In the previous assessment, this group numbered 74,595, making it the largest minority in the county. By 2022, the population had risen to 83,047—an increase of approximately 11.3%.³

Between 2020 and 2023, Utah County's population increased by about 49,721 persons—more than any other county in the state. In the State of Utah, Utah County contributed 29.5 percent of the growth. Provo City and Orem City are still the most populated cities in the county with Eagle Mountain, Saratoga Springs, and Lehi experiencing the highest percentage of growth. By 2030, Utah County's population is expected to continue to increase, reaching about 850,000 residents.⁴

¹ *Utah County: A Glimpse into the Heart of the Beehive State*. Utah County. (2023). [Utahcounty.gov](https://utahcounty.gov)

² Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

³ U.S. Census Bureau, Table B02001

⁴ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

For Utah County, a summary of data identified in making this plan is summarized below:

Affordable Housing

- In July of 2022 median home sale prices reached a high of \$545,000. In July 2024, the median home sale price is at \$511,000.⁵
- Approximately 23,600 households are earning less than half of HAMFI. About 39,000 are earning less than 80 percent of HAMFI.
- About 50 percent of renter households are experiencing at least one housing problem. Approximately 15,893 are facing at least one of the severe housing problems identified by HUD (incomplete kitchen facilities; incomplete plumbing facilities, overcrowding (more than 1 person per room), and cost burden greater than 50 percent).
- More than 20,000 homeowners are paying more than 30 percent of household income for housing.

Demographics

- Utah County's household size is 3.29. The national average is 2.84.⁶
- The median household income in Utah County is \$95,085.40 This is an increase of 0.8 percent over 2022.⁷
- 8% of the County's population is over 65 years old. Residents this age are often living on limited income and can often have more difficulty finding and maintaining their homes.⁸
- 64,465 individuals in Utah County are living with some type of disability. The most common types of disabilities are cognitive, ambulatory, and difficulty living independently.⁹
- 31% of the County's population is under 18. In Utah County, 12.9 percent of the population is 20 to 24 years old. Population groups younger than 20 are much higher in Utah County than nationally; for example, 15- to 19-year-olds are 9.9 percent of the population in Utah County, but only 6.6 percent nationally.¹⁰

Homeless

- Utah's Continuum of Care (CoC) 2024 Point in Time Count saw a 8.8% decrease of individuals experiencing homelessness.¹¹
- Of those experiencing homelessness 41.7% are adults with mental illness, 20.5% have a substance abuse disorder, and 28.5% are survivors of domestic violence.

⁵ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

⁶ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

⁷ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

⁸ U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates

⁹ U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates

¹⁰ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

¹¹ 2024 Workforce Services. Utah County [Homelessness Annual Report Dashboard](#)

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

Describe the jurisdiction's need for Public Facilities:

Utah County has identified the following high needs for public facilities: parks and open spaces, libraries, walking and biking paths, senior centers, and youth centers.

Public facilities are the primary element for neighborhood services delivery. It is essential to the long-term stability of neighborhoods that public facilities continue operating and providing services to residents. The assistance will be directed towards neighborhood facilities, parks and recreation facilities, health facilities, infrastructure improvements, youth centers and parking facilities where activities benefit low-and moderate-income citizens.

With the growing population, regional community service organizations are experiencing increased demand for supportive services, including affordable housing, domestic violence shelters, elderly care, assistance for individuals with mental and physical challenges, homeless support, and other human services.

How were these needs determined?

In preparation for this Consolidated Plan, MAG and the other Utah Valley Consortium members conducted consultation and public participation outreach efforts to identify community needs. This process is explained in sections PR-10 and PR-15 of this plan.

Describe the jurisdiction's need for Public Improvements:

Improvements to city infrastructure, such as storm drainage, water and sewer service connections and mains, and street paving are needed throughout the county. High needs for public improvement include: sidewalks, street improvements, and sewer improvements. In some areas, they are completely lacking basics such as sidewalks and in others, their water and sewer systems are needing major improvements or complete replacements in order for residents to have safe access.

How were these needs determined?

In preparation for this Consolidated Plan, MAG and the other Utah Valley Consortium members conducted consultation and public participation outreach efforts to identify community needs. This process is explained in sections PR-10 and PR-15 of this plan.

Describe the jurisdiction's need for Public Services:

As the population grows in Utah County, the demand for services also continues to increase. Utah County has identified the following high needs for public services: senior services, youth services, health services, crime victim services, food banks, and mental health/health services.

How were these needs determined?

In preparation for this Consolidated Plan, MAG and the other Utah Valley Consortium members conducted consultation and public participation outreach efforts to identify community needs. Surveys were conducted with service providers, public, and elected officials. This process is explained in sections PR-10 and PR-15 of this plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Utah County is dedicated to fostering economic growth, with numerous organizations working to support the community's economic success. This section of the plan examines market conditions in Utah County and highlights ongoing efforts to address economic development needs. A more in-depth analysis of the housing market is available in the Utah Valley HOME Consortium Consolidated Plan.

The county's population is projected to grow by 79.8% between 2020 and 2050, surpassing one million residents. This rapid expansion presents opportunities to cultivate safe, vibrant neighborhoods, support thriving businesses, and expand diverse housing options.

Utah County has approximately 187,171 total housing units. 128,368 units are owner-occupied units, and 58,803 renter-occupied units.¹² In 2019 median sale price of a single-family home in Utah County was \$325,950; five years later, that figure had increased to \$511,000.¹³ The average rent in Utah County for a two-bedroom, one-bath unit in 2019 was \$991. By 2023, it was \$1,375—an increase of 38.7 percent.¹⁴ Zillow shows the average rent in Utah County in 2025 as \$1,800.

A significant driver of the increasing demand for housing—and the subsequent rise in housing costs—is population growth. Utah County's population has expanded from approximately 620,000 in 2019 to 727,000 in 2024. This growth is fueled by both healthy in-migration and natural increase. In 2023, Net migration accounted for 56% of total state growth.¹⁵ A family-friendly culture, abundant recreational opportunities, and an outdoor-oriented lifestyle continue to attract and retain residents.

Since 2018, Utah County has tried to keep up with the housing stock demand. Although Utah County has added more than 26,000 new single-family homes, 3,667 new condominiums or townhomes, 224 twin homes or duplexes, and more than 10,000 multi-family units being constructed (or currently planned or in construction)—inventory has not caught up to demand evident in the increasing home and rental prices. Civicus Consulting Group estimates that at least 18,000 additional rental units (beyond those already planned and permitted) and 18,667 below-median-price single-family units are required during the planning period 2025-2029.

¹² U.S. Census Bureau, Table 25032

¹³ Call, M.D (2024). *Housing Market Analysis 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

¹⁴ Call, M.D (2024). *Housing Market Analysis 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

¹⁵

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 2019-2023 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	2,503	1,282	1	1	0
Arts, Entertainment, Accommodations	25,939	3,101	8	2	-6
Construction	25,946	27,252	8	13	5
Education and Health Care Services	85,508	43,598	25	21	-4
Finance, Insurance, and Real Estate	21,485	12,914	6	6	0
Information	8,438	17,176	3	8	5
Manufacturing	30,506	22,501	9	11	2
Other Services	14,753	5,880	4	3	-1
Professional, Scientific, Management Services	53,871	26,435	16	13	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	10,167	0	3	0	-3
Retail Trade	39,621	29,821	12	15	-3
-3Transportation and Warehousing	10,880	4,484	3	2	-1
Wholesale Trade	7,789	8,594	2	4	2
Total	337,406	203,038	--	--	--

Table 11 - Business Activity

Data Table S2405 2016-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force	
Total Population in the Civilian Labor Force	521,701
Civilian Employed Population 16 years and over	1,673,539
Unemployment Rate	3.6
Unemployment Rate for Ages 16-24	16.00
Unemployment Rate for Ages 25-65	14.20

Table 12 - Labor Force

Data Source: Table S2405 Table S2301 2023 ACS 1-Year Estimates

Occupations by Sector	Number of People
Management, business and financial	60,476
Farming, fisheries and forestry occupations	818
Service	49,617
Sales and office	72,936
Construction, extraction, maintenance and repair	25,488
Production, transportation and material moving	34,675

Table 13 – Occupations by Sector

Data Source: Table S4201 2023: ACS 5-Year

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	197,353	72%
30-59 Minutes	63,464	23%
60 or More Minutes	13,721	5%
Total	274,538	100%

Table 14 - Travel Time

Data Source: Table B08303 2023: ACS 5-Year

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	8,960	314	3,931
High school graduate (includes equivalency)	35,999	1,096	10,983
Some college or Associate's degree	77,491	1,786	23,229
Bachelor's degree or higher	106,747	2,287	21,983

Table 15 - Educational Attainment by Employment Status

Data Source: Table B15001 2023: ACS 5-Year

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	425	668	1,128	1,219	515
9th to 12th grade, no diploma	4,424	1,414	1,458	1,756	604
High school graduate, GED, or alternative	19,138	10,232	5,967	9,148	3,449
Some college, no degree	27,836	14,061	8,355	11,995	5,480
Associate's degree	3,869	5,166	3,507	4,928	2,194
Bachelor's degree	1,720	17,036	14,807	14,594	5,729
Graduate or professional degree	238	4,303	8,418	11,161	6,738

Table 16 - Educational Attainment by Age

Data Source: Table B23006 2023: ACS 5-Year

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,753
High school graduate (includes equivalency)	39,051
Some college or Associate's degree	44,903
Bachelor's degree	60,643
Graduate or professional degree	95,051

Table 17 – Median Earnings in the Past 12 Months

Data Source: Table B20004 2023: ACS 5-Year

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

Based on the data in the above table, the highest share of jobs and workers fall into four categories: Education and Health Care Services, Professional and Management Services, Retail Trade, and Manufacturing.

Describe the workforce and infrastructure needs of the business community:

The 2024-2029 Comprehensive Economic Development Strategy (CEDS) for the Mountainland Economic Development District identified several workforce and infrastructure needs. Educational pathways are not always aligned with current and future market needs, and the price of education continues to rise. Workers are finding it increasingly difficult to find affordable housing near their jobs.

The CEDS outlines a strategic plan is actively pursuing several initiatives aimed at improving quality of life to support the region's workforce and communities. These efforts include providing resources to cities and counties for the completion of housing studies and strategic plans, organizing stakeholder planning sessions to address housing issues and share data, advocate for legislation that would allow local government the option to use a wider range of housing tools, and empowering local governments to strategically address zoning concerns and prioritize residential development sites near transportation hubs, and supporting collaboration between educational institutions, local governments, and businesses to align pathways with market needs and retain students in regional occupations.

Stakeholders report a lack of adequate investment in transportation, with a particular weakness of public transit. There is a lack of connectivity across key areas of the region, compounded by other challenges such as traffic congestion. The Utah County and the entire Mountainlands region appears to be strong in broadband access but lacking updates to water, sewer, and power infrastructure.

Other infrastructure needs include barriers to provide safe, connected, and accessible regional transportation network to meet current and future needs. A big infrastructure concern is commutes. American Community Survey shows that over a quarter of Utah County's labor force commutes 30 minutes or more. Traffic congestion and lack of access to nearby public transit options increase commute times. Some workers may not be able to drive, while others find it difficult to own, maintain vehicles. Workers opting for other forms of transportation (such as biking or walking) may often find safety risks with the swell of vehicle traffic and lack of adequate sidewalks and bike lanes.

Ways to combat these issues is to continue to expand transportation options to support the growth in the county. Improve the walkability and bikeability access in the county to allow for safe travel and connection between areas. Continued alignment of workforce training and college programs with targeted industries.

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 is preparing a transportation plan for the region that includes improvements in some of the most congested areas in the County. Affordable housing is also an issue that comes with rapid growth, and the regional housing authorities, public agencies, and developers are working toward solutions.

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

Utah County is home to two major universities (Utah Valley University and Brigham Young University) and Mountainland Technology College, and the workforce is highly educated. More specialized education is required for some manufacturing and IT jobs in the region. Employers and colleges are working to identify and implement programs that meet these needs. Overall, Utah County's labor force participation rate, at 71.8% for the population 16 years and older, is higher than both the national average by 8.3% and higher than the states average by 1.6%.¹⁶

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.

The Utah Department of Workforce Services provides workforce services to job seekers that include employment preparation training, job seeking skills workshops, resume and application assistance, and comprehensive learning centers. Both universities in the County operate career centers to assist students in developing skills and finding employment. These initiatives are critical in addressing the workforce needs in the County.

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

Yes, Utah County does participate in a Comprehensive Economic Development Strategy.

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.

MAG is a metropolitan planning organization and is continuously working to improve transportation networks and transit options to residents in Utah County. Additionally, MAG staff host quarterly roundtable meetings with economic development directors and staff from various jurisdictions and agencies through the region and state. These meetings are forum for collaboration, and problem solving on a regional scale provide opportunities to address issues and goals identified in the CEDS and other relevant plans.

¹⁶ U.S. Census Bureau, Table DP03

The CEDS identified several goals, one of which was to strengthen regional collaboration to support strategic actions, build resiliency, and increase economic competitiveness.

Utah County supports the development and funding of projects that will enhance economic development and increase employment opportunities, especially for low- and moderate-income residents.

Discussion

Utah County is committed to economic development and growth, and many organizations are doing their part independently and collaboratively to ensure the economic success of our community and residents. Agencies across the county are investing in transportation planning and development, small business development centers, entrepreneurship support, workforce training and development, and community development. Utah County will continue their partnership with regional economic development organizations and other applicable stakeholders to determine and address gaps and identify funding sources for strategic action related to regional priorities.

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 households in Utah County (excluding Provo, Orem, Lehi, and Eagle Mountain) with one or more of the 4 housing problems. The four housing problems are lack of complete kitchen facilities, lack of plumbing facilities, severely crowded, or severely cost-burdened occupants. See appendix for the geographic distribution of these concentrations. The most severe of the 4 housing problems seems to be severely cost-burdened occupants. These areas can be seen in the associated maps in the appendix and are located in Spanish Fork/Payson/Benjamin/Springville area, American Fork/Pleasant Grove/Lindon Area, Highland, Elk Ridge/Woodland Hills Area, Cedar Fork/Fairfield Area, and Saratoga Springs.

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

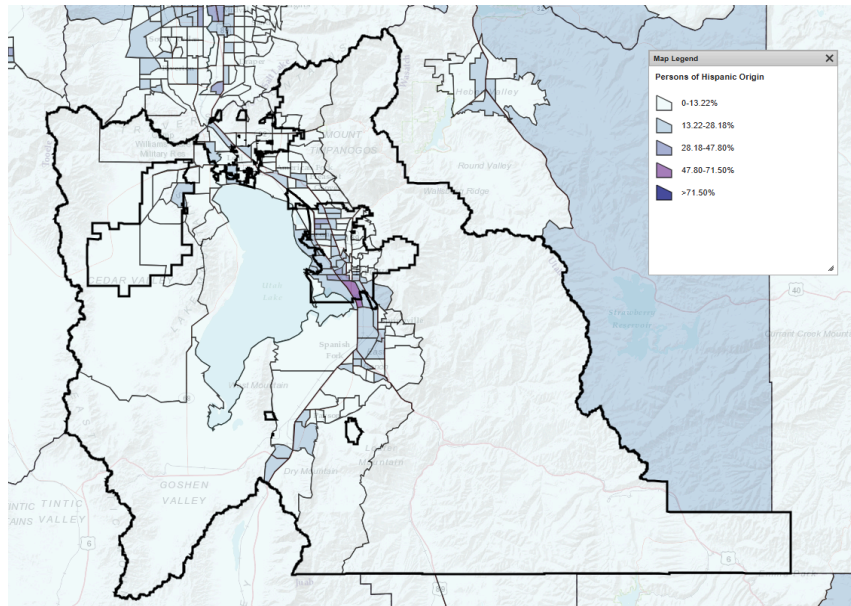
There are no areas in the Utah County CDBG program area where racial or ethnic minority concentration is above 50%. The highest minority concentration is of individuals of Hispanic origin, with concentrations ranging from 13-28% of total population.

Population Change Table	2010	2023	Percentage Change
Total Population	486,067	683,622	40.6%
White Alone	452,752	628,978	38.9%
Black or African American Alone	4,006	10,572	163.9%
American Indian and Alaska Native	5,567	11,264	102.3%
Asian and Pacific Islander	16,469	22,757	38.1%
Hispanic Origin	49,522	94,727	91.2%

2010 and 2023: American Community Survey 5-year estimates

These concentrations are in census tracts found in Goshen, Santaquin, Payson, Spanish Fork, Springville, southwest Utah County, Pleasant Grove, Lindon, and American Fork. Almost all concentrations are found in census tracts adjacent to I-15. These areas can be seen in the associated maps in the appendix.

There is one area just south of Provo where low-income households are concentrated, with concentration being defined as 54% or more of the population in a Census tract. This area can be seen in the map below or in the appendix.



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

As of 21 July 2024, the median home sale price of a single-family home in Utah County was \$511,000.¹⁷ Prices vary throughout the different cities and towns. Throughout the census tracts mentioned above, you can find that single-family home prices are typically lower. Most of these areas are primarily residential with a combination of older and newer housing units including single and multi-family residences.

The Spanish Fork/Payson/Benjamin/Springville area is predominately residential and agricultural with concentrations of commercial development along the southwest boundary of the census tract along Highway 6. Spanish Fork's retail and commercial development has rapidly grown since 2021.

The American Fork/Pleasant Grove/Lindon area is a mix of residential, commercial, office, industrial, agricultural, and open space. This area includes established neighborhoods and newer development comprised of both single family and multi-family housing. State Street is a major roadway running through this area that includes access to transit and commercial, retail, and office space. American Fork does have a handful of high density residential space. There are also commercial and retail developments in this area.

Highland and Elkridge/Woodland Hills are mostly higher-cost residential. Saratoga Springs is predominately residential with light agriculture, retail, and commercial areas in the city.

¹⁷ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

Are there any community assets in these areas/neighborhoods?

One of the greatest assets Utah County has is the abundance of parks and recreational attractions. Utah County has over 370 parks that range from community or neighborhood parks to mini-parks. The vast majority of cities and towns in the county also have areas designated for certain sports, sport complexes, access or walking trails, amphitheaters, and specialty parks. Throughout the county, there are variety of health services, including health services whose mission it is to serve lower-income or uninsured individuals. There are also several trade schools and two Universities in Utah County, including Utah Valley University and Brigham Young University.

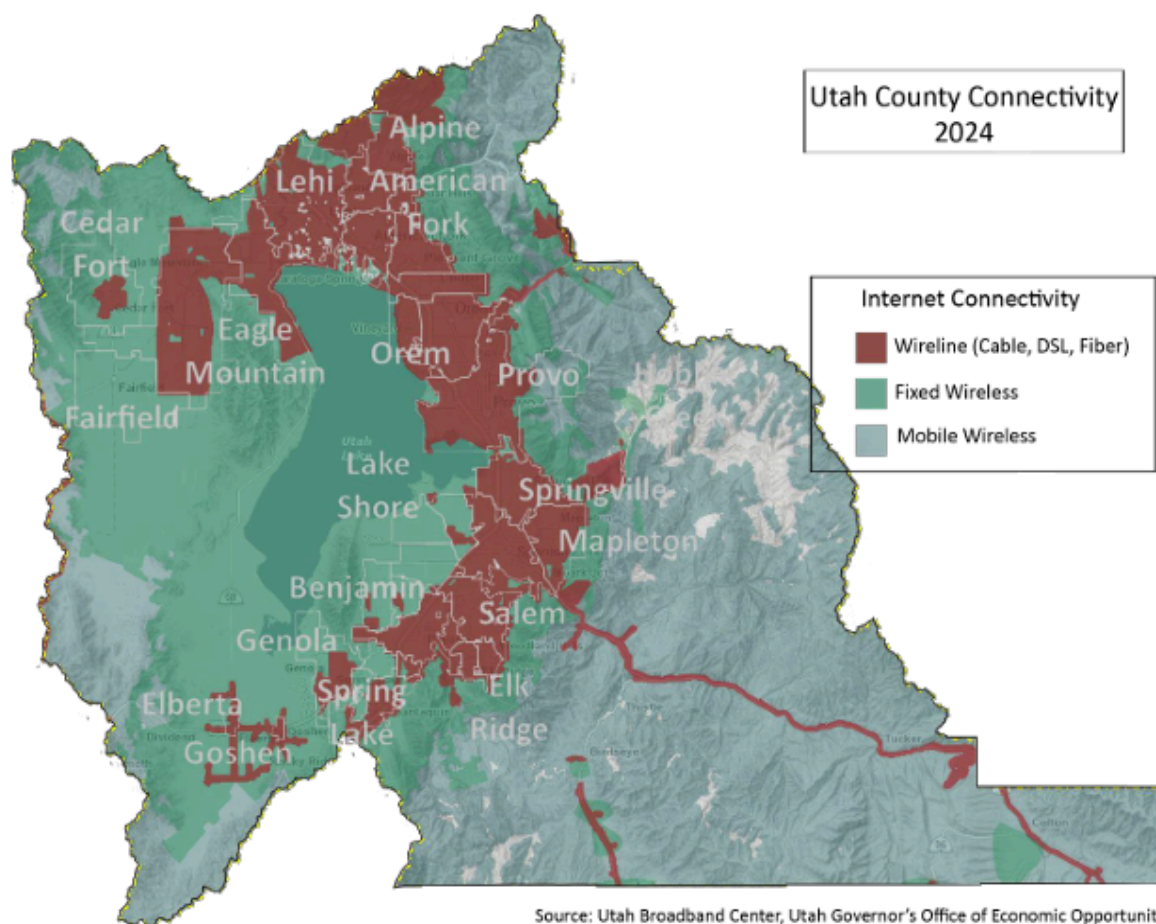
Are there other strategic opportunities in any of these areas?

Most of these census tracts border or include major roadways, including Interstate Highway 15, Highway 6, Pony Express, and State Street, and are included in transportation studies with considerations to improve transportation and growth management in the region. These roadways provide access to amenities and services throughout the County. Utah County also encourages and supports projects that target low- and moderate-income populations, such as those analyzed in this portion of the Consolidated Plan. Our program will continue to promote the strategic use of CDBG funds to maximize benefits for low- and moderate-income populations 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.

Utah County is highly connected; evidence of its high-tech culture is the expanding high-tech industry in Silicon Slopes and other areas. The Utah Governor's Office of Economic Opportunity provides information regarding internet availability. In Utah County, the areas of population are within connectivity services; the majority of residents live where wireline such as cable, DLS, or fiber optic cable, or fixed wireless connections are available.¹⁸ According to the U.S. Census Bureau, 98.5 percent of Utah County households have a computer, and 90.8 percent of households have a broadband connection subscription.



¹⁸ Call, M.D. (2024). *Housing Market Analysis 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

The following table shows connectivity and computers at home throughout the County. While most cities show quite high percentages of both broadband and computers at home, there are others that fall as low as 77%. A few cities with low broadband subscriptions are in Provo, Cedar Fort, Vineyard, and Goshen. It is possible that some of these households are opting to rely on smartphone data connectivity.

Internet Connectivity and Computers at Home: State vs. County vs. Communities			
	Percent with a Computer	Percent with Broad-band Subscription	No Internet Subscription
State	97.2	91.5	5.5
Utah County	98.5	90.8	7.5
Alpine	99.3	94.8	4.5
American Fork	97.7	92.4	5.2
Benjamin	100.0	93.2	6.8
Cedar Fort	100.0	73.1	26.9
Cedar Hills	99.2	96.5	2.8
Eagle Mountain	99.1	96.6	2.3
Elberta	100.0	100.0	0.0
Elk Ridge	99.8	97.2	2.5
Fairfield	100.0	100.0	0.0
Genola	96.3	92.1	4.2
Goshen	98.6	88.4	10.2
Highland	100.0	98.5	1.5
Hobble Creek	100.0	93.5	6.5
Lake Shore	98.2	96.4	0.0
Lehi	99.7	97.0	2.3
Lindon	98.5	93.5	5.1
Mapleton	97.2	92.6	4.6
Orem	98.3	91.1	7.1
Palmyra	100.0	100.0	0.0
Payson	96.6	86.5	9.9
Pleasant Grove	99.3	93.6	5.7
Provo	98.0	77.6	20.2
Salem	99.0	96.7	2.3
Santaquin	98.7	95.9	2.9
Saratoga Springs	99.7	96.9	2.6
Spanish Fork	98.3	95.3	2.9
Spring Lake	98.5	90.2	8.3
Springville	96.9	90.9	5.7
Vineyard	99.1	85.5	13.6
West Mountain	100.0	93.8	6.2
Woodland Hills	100.0	98.9	1.1

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

Broadband competition is high in many parts of the county, with multiple providers available to residents. Rural areas have less competition and rely heavily on satellite connections, which tend to increase internet costs. Increased competition throughout the County is necessary. When multiple providers offer the same service, prices tend to decrease as businesses compete for market share by offering more favorable rates to consumers. With more options available, consumers can seek alternative providers if they feel they are being overcharged. This market dynamic encourages businesses to price their services competitively, ultimately protecting consumers from unfair pricing.

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

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

According to MAG's Pre-Disaster Mitigation Plan, the main natural hazards identified and investigated for Utah County include:

- Earthquake
- Flood
- Drought
- Avalanche
- Wildland Fire
- Air Quality
- Algal Blooms
- Severe Weather (Winter Weather, Extreme Cold, Dense Fog, Hail, Heavy Rain, Tornado, etc.)

Of these natural hazards, MAG's Pre-Disaster Mitigation Plan identified Utah County as being at high risk for earthquakes, drought, floods/flash floods, severe weather, avalanches, poor air quality, and wildfires.

Natural disasters and increased risks, such as wildfires, increased air pollution, and decreased snowpack (resulting in low water levels), are attributed in part 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. According to the United States Geological Survey, there is a 57% probability of a magnitude 6.0 or above earthquake occurring along the Wasatch Front in the next 50 years.¹⁹

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-income households were identified during the planning process.

However, low- and moderate-income households are more vulnerable to financial hardship from disasters such as earthquakes, severe weather, flooding, and wildfires, as repair costs can cause significant strain, and lower-income households are likely to have fewer resources and support systems. This impact is further compounded if these households cannot afford additional insurance coverage.

For all main natural hazards identified, The Pre-Disaster mitigation plan provides strategies that communities throughout Utah County may be aware of the measures that could be used to limit the impact.

¹⁹ (2022). *Pre-Disaster Mitigation Plan: For Summit, Utah, and Wasatch Counties*. Mountainlands Association of Governments

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan identifies priority needs in Utah County, available resources for addressing those needs, the institutional structure through which those needs will be met, and specific goals for the region. This portion of the Consolidated Plan also lays out the monitoring and reporting standards for the Utah County CDBG program.

This five-year strategy aims to maximize and leverage the County's block grant allocations alongside other funding sources to create healthy, sustainable communities with expanded opportunities in housing, public services, public facilities, and economic development.

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

Geographic Area

Table 18 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

No geographic areas have been targeted for allocation priority. Because of this, the only geographic criteria for fund distribution is that the project benefits residents of Utah County not residing in the cities of Eagle Mountain, Lehi, Orem, or Provo which receive separate CDBG funding as entitlement cities.

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

Priority Needs

Table 19 – 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 Veterans 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 Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Improvements Economic Development
	Description	Several communities throughout Utah County have old and insufficient infrastructure systems that are no longer meeting safety standards or the needs of the community. Community development projects that specifically benefit low- and moderate-income individuals and families are a high priority for the Utah County 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, and economic development activities.
	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 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 to LMI Individuals
	Description	Based on the community needs survey and consultation with service providers and local jurisdictions, Utah County has identified public services projects to be 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 brings 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 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 high-priority need in Utah County 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)

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

Introduction

Utah County will receive \$1,425,085 for FY25, and expects to receive approximately \$1.4 million annually in CDBG funding, for a five-year total of approximately \$7 million. CDBG funds are used for public services, housing activities, economic development, infrastructure, and public facilities improvements.

Utah County anticipates the receipt of Program Income (PI) during the program year from repayments associated with previously issued loans under prior-year CDBG activities. While the total amount of PI is currently being verified, the County is conducting a comprehensive review to determine the full extent of program income generated since the inception of those loans. An initial estimate has been included in this Action Plan to reflect expected income.

If any planned activities during the year are expected to utilize or generate Program Income, separate estimates have been provided for those activities based on available information and historical patterns. These estimates will be updated as PI is fully reconciled and entered into IDIS. Utah County will ensure that all Program Income received is tracked and expended in accordance with applicable CDBG regulations, and will prioritize the use of PI to avoid timeliness issues as outlined under 24 CFR § 570.902. All PI will be fully expended before May 2, 2026.

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	\$1,425,085	\$55,000	\$480,418	\$1,960,503	\$5,920,340	Utah County will receive an FY25 allocation of \$1,425,085. Amount for remainder of Con Plan is estimated as four times the Year 1 allocation minus the prior year resources.

Table 20 - 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

The County expects grant sub-recipients to leverage additional funding contributions from both private and public organizations when possible. The Area Review Committee, comprised of elected officials and citizens, considers leveraged funds when making grant funding decisions. Utah County will continue to leverage CDBG funds to gain the highest impact possible.

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

NA

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
UTAH COUNTY	Government	Non-homeless special needs	Jurisdiction
Mountainland Association of Governments		Non-homeless special needs Planning	Region

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system is comprised of local jurisdictions, private industry, non-profit organizations, and other public institutions. Organizations receive funding each plan year based on community need and the organization's ability to complete projects that align with CDBG program goals. This flexibility allows Utah County to align community needs with available resources throughout the 5-year plan period. Although there is some uncertainty as to who will carry out the consolidated plan goals from year to year, Utah County and MAG maintain close relationships with jurisdictions 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	X	
Rental Assistance	X	X	
Utilities Assistance	X	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		

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 22 - 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 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 the 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 outlined above, the Continuum of Care provides an ongoing platform for service providers to collaborate, coordinate efforts, and address any gaps in the service delivery system. These gaps are identified and resolved within the Continuum setting, its subcommittees, and among service providers.

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

Members of the Utah Valley HOME Consortium are creating consolidated plans concurrently, thus improving coordination of planning and strategy creation. This initial step will guide all participating jurisdictions over the next 5 years. The region also has an active Continuum of Care with members that provide many of the services identified in this plan as being high priority.

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 (Projected Annual based on PY25 funding)	Goal Outcome Indicator
1	Public Infrastructures and Improvements	2025	2029	Non-Housing Community Development	County Wide	Non-Housing Community Development	CDBG:\$3,221,668	Facilities improved; Households and people served 2,000 Persons Assisted
2	Public Services	2025	2029	Non-Homeless Special Needs	County Wide	Public Services	CDBG: \$855,051	Public Service Activities Households and people served 4,000 Persons Assisted
3	Affordable Housing	2025	2029	Affordable Housing	County Wide	Affordable Housing	CDBG:\$4,181,736	Homeowner Housing Rehabilitated 50 Households Rehabilitated
4	Economic Development	2025	2029	Non-Housing Community Development	County Wide	Non-Housing Community Development	CDBG:\$600,000	Jobs created/retained; Businesses Assisted 10 Business Assisted 4 Jobs Created
5	Administration	2025	2029	Administration	County Wide		CDBG: \$938,600	

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Utah County 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	Provide funding for public services needed in the community to low and moderate-income individuals and families. .
3	Goal Name	Affordable Housing
	Goal Description	Utah County will continue to pursue projects that increase the supply, availability, condition, and viability of affordable housing.
4	Goal Name	Economic Development
	Goal Description	The County 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.

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)

Through the 2025-2029 Con Plan it is anticipated that CDBG funds will provide affordable housing and housing subsidy assistance annually to:

- Approximately Housing Rehabilitation: 15 households

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 Wellness Clinic at the Utah County Health Department offers several laboratory tests for a discounted cash price on a walk-in basis. The Utah County Health and Justice Center also sells a crayon that, when rubbed on, the paint will indicate the presence of lead. 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.

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 the prevention of lead-based paint poisoning, and contact information for agencies and contractors that are certified in the 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 extend of lead poisoning and hazards?

The Utah Department of Health and Human Services shows Blood Lead Level of Concern (BLLC) has steadily declined in Utah since 1999. In 2021, the CDC lowered the reference value to 3.5 mcg/dL from 5 mcg/dL. Even with the reference value lowering, there seems to be a steady decline in cases. The US Census shows that 13.2% of Utah County was built before 1950. In Utah County's 2024 Annual Impact Report, there were 42 Lead Poisoning cases reported in the county. While lead poisoning rates have decreased over time, they haven't been eliminated. Utah County will remain committed to creating safe environments for residents through collaboration with various organizations, including the Utah Lead Coalition, to enhance prevention efforts and reach more families.

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

Any Utah County CDBG-funded project will be evaluated with respect to lead-based paint hazards. If hazards do exist, the sub-grantee must take all measures necessary to eliminate the risk of contamination. The Utah County CDBG Program encourages projects that reduce the risk of lead-based paint poisoning, either by awareness programs or removal programs.

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, businesses, churches, nonprofit agencies and developers, lenders, 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 a 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

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, the County will conduct both on-site monitoring visits and “desk-top” monitoring, whereby the subrecipient is not visited, and their grant is monitored only by review of the information in County files. Each subrecipient will be monitored once annually. 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-grantee’s projects and programs, reviewing the subrecipient’s contract, comparing the scheduled timeframe and budget to drawdown requests, ensuring that invoices match drawdown requests, and if necessary, taking appropriate actions to address performance problems.

Program Monitoring Goals:

1. To review subrecipient agencies to determine if services are being delivered following contract requirements as to the type of services and number of units of service.
2. To review records of subrecipient agencies to determine if systems are in place to properly document the provision of services, client eligibility, and compliance with any other contract requirements.

Fiscal Monitoring Goals:

1. To review subrecipient agencies to determine if expenditures of allocated funds are being made by contract requirements.
2. To review records of subrecipient agencies to determine if systems are in place to properly document financial transactions, the use of allocated funds, the use of program income, and any other contract requirements.

In addition to monitoring sub-grantees, the County monitors its own performance to ensure the CDBG program is meeting the goals and objectives outlined in this Consolidated Plan. This begins with providing technical assistance to sub-grantees from their first point of contact with staff (pre-application stage) 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 and the CDBG Area Review Committee. Local residents have the opportunity to review the Annual Action Plan prior to the Area Review Committee approving the Annual Action Plan. The Plan is then submitted to HUD for their review. Once approved, the County prepares contracts for each sub-grantee, providing for an additional check to ensure the approved projects and programs funded meet the goals and objectives. Throughout the life of the grant, staff meet with and provide technical assistance to sub-grantees to ensure that they continue to meet program

requirements. As each sub-grantee submits drawdown requests and the required reports, staff have the opportunity to review the project implementation to ensure each sub-grantee is utilizing funds in a timely manner. In addition, CDBG staff reviews and updates 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

Utah County will receive \$1,425,085 for FY25, and expects to receive approximately \$1.4 million annually in CDBG funding, for a five-year total of approximately \$7 million. CDBG funds are used for public services, housing activities, economic development, infrastructure, and public facilities improvements.

Utah County anticipates the receipt of Program Income (PI) during the program year from repayments associated with previously issued loans under prior-year CDBG activities. While the total amount of PI is currently being verified, the County is conducting a comprehensive review to determine the full extent of program income generated since the inception of those loans. An initial estimate has been included in this Action Plan to reflect expected income.

If any planned activities during the year are expected to utilize or generate Program Income, separate estimates have been provided for those activities based on available information and historical patterns. These estimates will be updated as PI is fully reconciled and entered into IDIS. Utah County will ensure that all Program Income received is tracked and expended in accordance with applicable CDBG regulations, and will prioritize the use of PI to avoid timeliness issues as outlined under 24 CFR § 570.902. All PI will be fully expended before May 2, 2026.

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	\$1,425,085	\$55,000	\$480,418	\$1,960,503	\$5,920,340	Utah County will receive an FY25 allocation of \$1,425,085 . Future year expected funding is based upon this annual allocation and program income.

Table 24 - 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

The County expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The Area Review Committee, comprised of elected officials and citizens, considers leveraged funds when making grant funding decision.

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

NA

Discussion

Utah County will continue to leverage CDBG funds to gain the highest impact possible.

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	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$982,602	Public Facilities improved; 3,104 persons assisted
2	Public Services to LMI Individuals	2025	2029	Non-Homeless Special Needs		Public Services to LMI residents	CDBG: \$181,387	Public service activities other than Low/Moderate Income Housing Benefit; 172,060 persons assisted
3	Affordable Housing	2025	2029	Affordable Housing		Affordable Housing	CDBG \$ 306,864	Homeowner Housing Rehabilitated 13 Household Housing Units
4	Economic Development	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG \$200,000	Jobs created/retained; Businesses Assisted 5 Business Assisted

Table 25 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Public Infrastructure projects that will take place in FY25 include the Payson City Sidewalk Project, Springville City Senior Center Building Improvements, Spanish Fork Senior Center Improvements, Mapleton City ADA Ramps, and the American Fork waterline project. All projects will take place within Utah County.
2	Goal Name	Public Services
	Goal Description	Funds will be awarded to various service providers whose projects will benefit low-income individuals and families in Utah County. For a list of awardees, please review section AP-35.
3	Goal Name	Affordable Housing
	Goal Description	Funds have been awarded to the Fuller Center for Housing and Utah County Single Family Rehab Repair Program which will work to provide home improvements to low-to-moderate income households.
4	Goal Name	Economic Development
	Goal Description	Funds will go towards the Small Business Revolving Loan Fund.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects to be funded in the FY25 program year.

The Annual Action Plan provides for the allocation of CDBG for the Program Year 2025 (PY2025) and the reprogramming of existing funds.

#	Project Name
1	Friends of UCCJC - Services for abused and neglected children
2	Mountainlands Community Health Center - Health Services
3	Timpanogos Legal Center - Legal Services
4	Tabitha's Way - Food Banks
5	House of Hope - Domestic Violence Survivor Services
6	Rocky Mountain University - Health Services
7	Fuller Center for Housing of Utah County - Single Family Rehab
8	Utah County Single Family Rehab
9	Payson City - Sidewalks
10	Springville City Corporation - Capital
11	Mapleton City - ADA ramps
12	American Fork - Waterline
13	Spanish Fork City - Senior Services
14	Utah County Revolving Loan Fund
15	Planning and Administration

Table 26 – Project Information

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

The Utah County CDBG Area Review Committee made these allocation priorities based on community need, availability of resources, and capacity of organizations to carry out these projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	Friends of UCCJC
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI residents
	Funding	CDBG: \$46,944
	Description	Mental health care services to child victims of abuse and their families.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 people will benefit from this project. All beneficiaries are LMI.
	Location Description	Services will be provided at the Children's Justice Center in Provo, Utah or American Fork, Utah.
	Planned Activities	Provide specialized, age-appropriate, and evidence-based mental health treatment access for child abuse victims in their families.
2	Project Name	Mountainlands Community Health Center
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI residents

	Funding	CDBG: \$39,120
	Description	Health Services for underserved populations including low-income and uninsured individuals.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 21,685 individuals will benefit from this project, 17,449 of them living in the Utah County CDBG program area. Approximately 55% of the beneficiaries are LMI.
	Location Description	Services will be provided at the Mountainlands Community Health Clinics. There are two clinics in Provo, Utah and a satellite site in Payson, Utah.
	Planned Activities	Public Services to LMI Individuals
3	Project Name	Rocky Mountain University
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI residents
	Funding	CDBG: \$36,643
	Description	Health Services for underserved populations including low-income and uninsured individuals.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 887 individuals will benefit from this project. All beneficiaries are LMI.
	Location Description	Services will be provided at the RMU Health Clinics in South Provo, Utah.
	Planned Activities	Health Services for underserved populations including low-income and uninsured individuals.

4	Project Name	Tabitha's Way
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI residents
	Funding	CDBG: \$39,120
	Description	Pantry Feeding Program service that provides food assistance to individuals facing food insecurity.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 220,000 individuals will benefit from this project, 148,720 of them living in the Utah County CDBG program area. 99% of beneficiaries are LMI.
	Location Description	Tabitha's Way currently operates two full sized pantries in Spanish Fork, Utah and Pleasant Grove, Utah. They also have a satellite office in Saratoga Springs, Utah.
	Planned Activities	Pantry Feeding Program service that provides food assistance to individuals facing food insecurity.
5	Project Name	Timpanogos Legal Center
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI residents
	Funding	CDBG: \$19,560
	Description	Legal services to LMI individuals

	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 225 individuals will benefit from this project, all of them living in the Utah County CDBG program area. Approximately 95% of beneficiaries are LMI.
	Location Description	Services will provided at clinics provided by Timpanogos Legal Center. They will be held in Utah County.
	Planned Activities	Provide legal services to LMI individuals.
6	Project Name	House of Hope
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$20,000
	Description	Building improvements including door frame and door replaces on residential cottages.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 individuals will benefit from this project. 100% of beneficiaries are LMI.
	Location Description	House of Hope's Provo, Utah facility located in Provo, UT 84606.
	Planned Activities	Residential cottages will undergo improvements including 6 door frame and door replacements.
7	Project Name	Fuller Center for Housing of Utah County
	Target Area	

	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$13,000
	Description	Rehab homeowner units to improve the safety of their homes.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 homes will benefit from this project. 100% of beneficiaries are LMI.
	Location Description	Homes will all be in Utah County.
	Planned Activities	Rehabilitation of single family homes to improve safety, accessibility, and increase home efficiency
8	Project Name	Utah County Single Family Rehab
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$293,864
	Description	Rehabilitation of single family homes to improve safety, accessibility, and increase home efficiency.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 homes will benefit from this project, all of them in the Utah County CDBG program area. 100% of beneficiaries are LMI.
	Location Description	Homes will all be in Utah County.

	Planned Activities	Rehabilitation of single family homes to improve safety, accessibility, and increase home efficiency.
9	Project Name	Payson City
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$365,550
	Description	Replace curb, gutter, and sidewalks
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 131 individuals will benefit from this project, over 51% are LMI.
	Location Description	500 S from 100 W to 500 W Payson, Utah
	Planned Activities	Replace curb, gutter, and sidewalks. Install catch basins and ADA ramps.
10	Project Name	Springville City
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$17,052
	Description	Bathroom renovations in the Springville City Senior Center
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,733 individuals will benefit from this project, of whom 51% are LMI.

	Location Description	65 E 200 S Springville, Utah
	Planned Activities	Remodel of senior center bathrooms to be functional and meet accessibility needs of its seniors.
11	Project Name	Mapleton City
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$80,000
	Description	ADA ramp installation or improvements throughout Mapleton City.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 939 individuals will benefit from this project. 51% of beneficiaries are LMI.
	Location Description	ADA ramps will be placed throughout Mapleton city.
	Planned Activities	Non compliant ADA ramps will be brought up to code or installation of new ADA ramps will be placed throughout the city.
12	Project Name	American Fork City
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	Waterline replacement
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 33 individuals will benefit from this project, 54% of whom are LMI.
	Location Description	300 W from 300 N to 400 N in American Fork, Utah
	Planned Activities	Replacement of a portion of existing 50-year old plus cast iron and galvanized waterlines, service laterals, isolation valves and fire hydrants. In additio the City intends to repair existing drainage, roadway, and sidewalk/ADA deficiencies along the corridor in coordination with the waterline replacement.
13	Project Name	Spanish Fork City
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Senior Center furnishings for their dining room area.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 240 individuals will benefit from this program, of whom 51% are LMI.
	Location Description	1012 S Main St in Spanish Fork, Utah.
	Planned Activities	Funds will go towards purchasing dining room furniture such as tables and chairs for the senior center.
14	Project Name	Utah County Revolving Loan Fund
	Target Area	
	Goals Supported	Economic Development

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Provide gap and start-up funding for Utah County's small businesses
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 businesses will benefit from this project, 51% of whom are LMI.
	Location Description	Utah County, Utah
	Planned Activities	Provide gap and start-up funding for Utah County's small businesses
15	Project Name	FY25 Administration
	Target Area	
	Goals Supported	Admin budget will cover costs to administer the CDBG program.
	Needs Addressed	
	Funding	
	Description	Admin budget will cover costs to administer the CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Utah County, Utah
	Planned Activities	Admin budget will cover costs to administer 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

Five municipalities will receive funding for projects. Projects will range from Payson City in South County to American Fork in North County.

Public facilities in infrastructure will take place in American Fork, Mapleton, Spanish Fork, House of Hope in Provo, Springville, and Payson.

Public service groups will be Friends of Children's Justice Center in Provo and American Fork; Spanish Fork City; Mountainlands Community Health Center in Provo; Timpanogos Legal Center in Provo; Tabitha's Way in Spanish Fork, Pleasant Grove and Saratoga Springs; and Rocky Mountain University in Provo.

Fuller Center and Utah County Single Family rehab will work on houses throughout the county excluding Provo and Orem.

Geographic Distribution

Target Area	Percentage of Funds

Table 27 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No geographic areas have been targeted for allocation priority during this 5-year Consolidated Plan period.

Discussion

The only geographic criteria for fund distribution for the 2025 Program Year was that the project benefit residents of Utah County not residing in the cities of Provo, Orem or Lehi. Those three cities receive their own entitlement.

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

Introduction

This section will identify other actions to be taken in the FY2025 CDBG Program. MAG collaborates with agencies, jurisdictions across the county who are all striving to improve services for LMI citizens.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Utah County expects grant recipients to leverage grants to obtain additional funds.

Coordination with jurisdictions and public service providers decreases duplication of efforts and increases effectiveness of service delivery.

Actions planned to foster and maintain affordable housing

The Area Review Committee will evaluate strategies that work toward increasing affordable housing in future years. This year, over \$300,000 was allocated to single family rehab programs.

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. The Consortium works closely with the Housing Authority of Utah County. As the housing authority provides 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. The Wellness Clinic at the Utah County Health Department offers several laboratory tests for a discounted cash price on a walk in basis. 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.

Actions planned to reduce the number of poverty-level families

Utah County is dedicated to reducing the number of households living in poverty through targeted programs aimed at improving the economic well-being of individuals and families. Recognizing that poverty is a complex issue, the County acknowledges that effective solutions must be multifaceted and tailored to diverse household needs. The strategies outlined in this plan are designed to work collectively, rather than in isolation, to create a comprehensive approach to poverty alleviation.

Utah County will continue working in partnership with other agencies to combine resources and empower individuals and families with the tools they need to overcome poverty. The County's strategy incorporates CDBG goals and focuses on increasing income opportunities, supporting small business growth, and advancing workforce development.

Actions planned to develop institutional structure

The mission of the Utah CDBG program is to improve the quality of life for low and moderate income residents, by increasing access to decent and attainable housing, improving their living environment, and expanding their economic resources. CDBG staff continually work to provide qualified applicants with funding for programs and projects that address the priorities outlined in the Consolidated Plan. Applicants may include non-profit agencies, governmental and quasi-governmental agencies and housing authorities. To expand upon this mission, Utah County has incorporated a proactive approach of providing assistance to the organizations on the front lines, providing help to the at-risk population. Staff works with the non-profit community serving Utah County to identify the needs of the low and moderate-income residents of the community and coordinates with them to address gaps in the delivery system. We believe that by combining the resources available to the County with those of local jurisdictions and the non-profit organizations these gaps will begin to close. CDBG staff has worked to establish partnerships with these community stakeholders to combine resources for a coordinated response, providing a widespread approach to address the current gaps in services. CDBG staff regularly participate in HUD trainings, both in-person and online, to stay up to date on best practices and regulations.

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

Utah County relies on private organizations and local jurisdictions to administer CDBG projects compatible with the goals of this plan. Through electronic, in-person, and mail outreach efforts throughout the year, MAG staff collaborate with these organizations to identify and support projects that address community needs. MAG also participates in the regional Continuum of Care, which consists of many non-profit service providers, housing authorities, and local jurisdictions.

Discussion

Through the actions identified in this section of the plan, the County continually strives to implement the most effective program possible to create viable communities.

Program Specific Requirements

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

Introduction

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

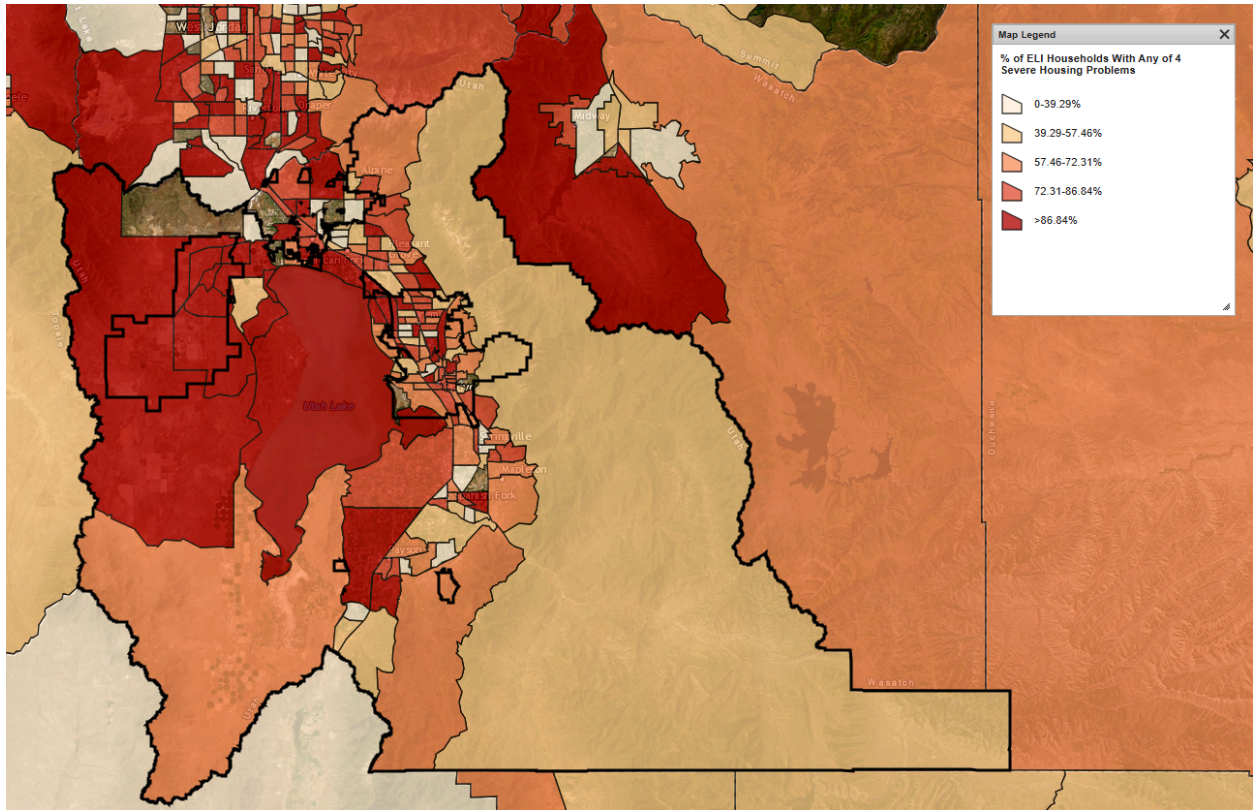
The Utah County CDBG Program is committed to use at least 70% of funds to benefit persons of low and moderate income each program year. For FY25 we estimate that 100 percent of funds will be used to benefit low- and moderate-income persons.

Appendix - Alternate/Local Data Sources

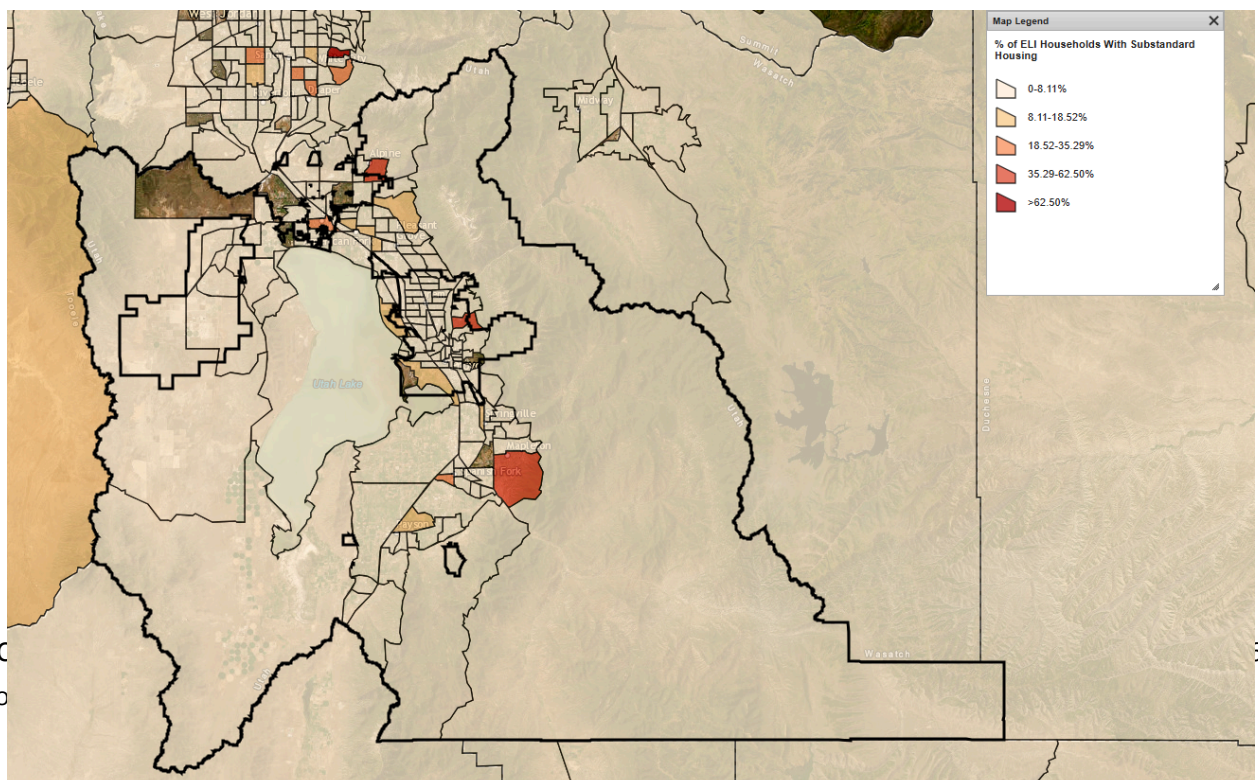
1	Data Source Name American Community Survey 2016-2020
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. American Community Survey
	What was the purpose for developing this data set? US Population counts and information
	Provide the year (and optionally month, or month and day) for when the data was collected. 2020
	Briefly describe the methodology for the data collection. Census methodology
	Describe the total population from which the sample was taken. Utah County population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. American Community Survey is conducted annually to sample the entire population

Appendix - MA-50 Needs and Market Analysis

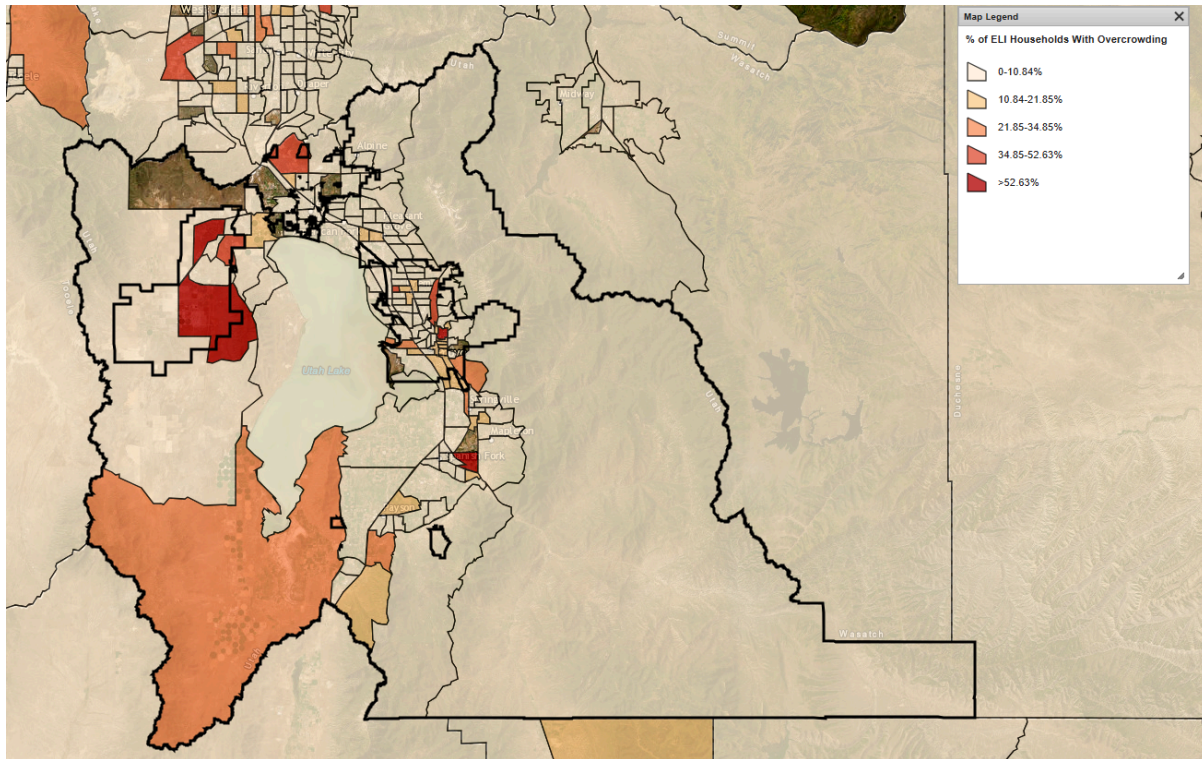
Extreme Low Income: Any of the four severe housing problems



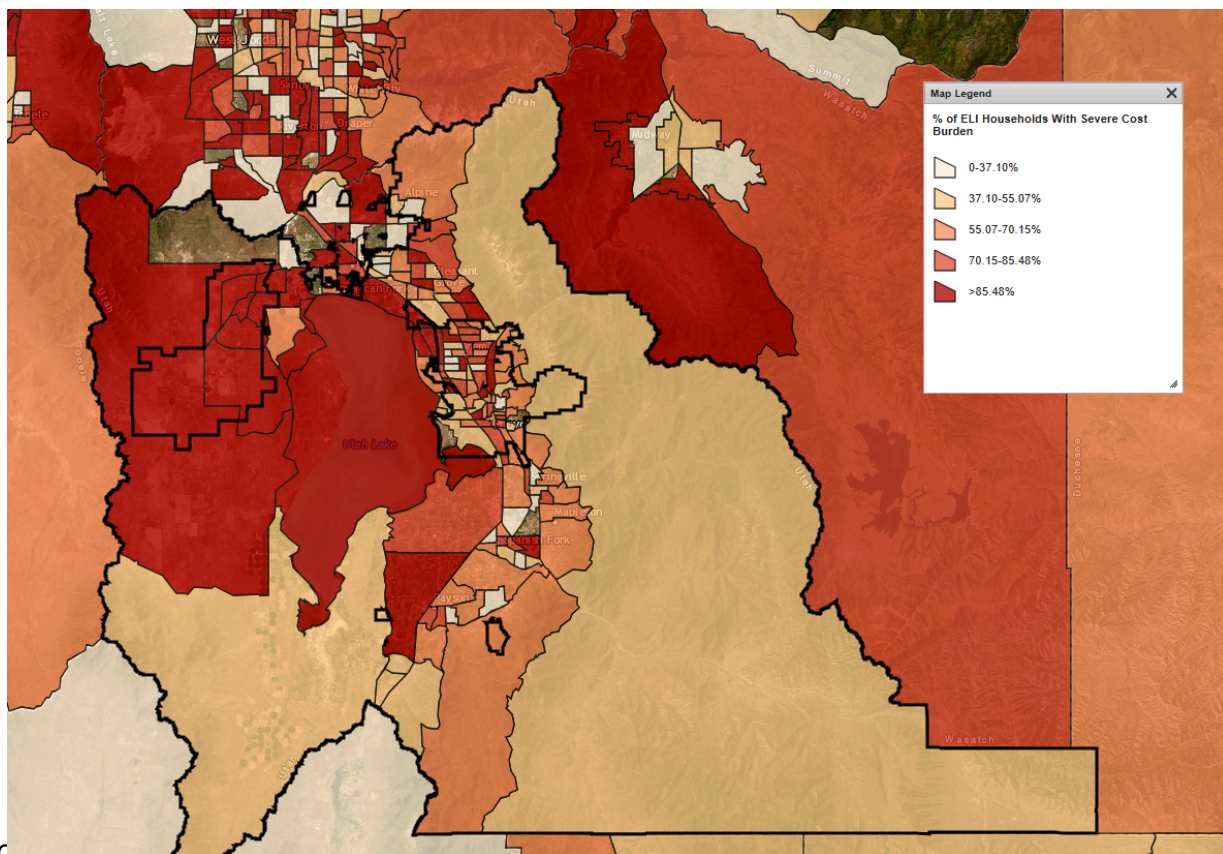
Extreme Low Income: Substandard Housing



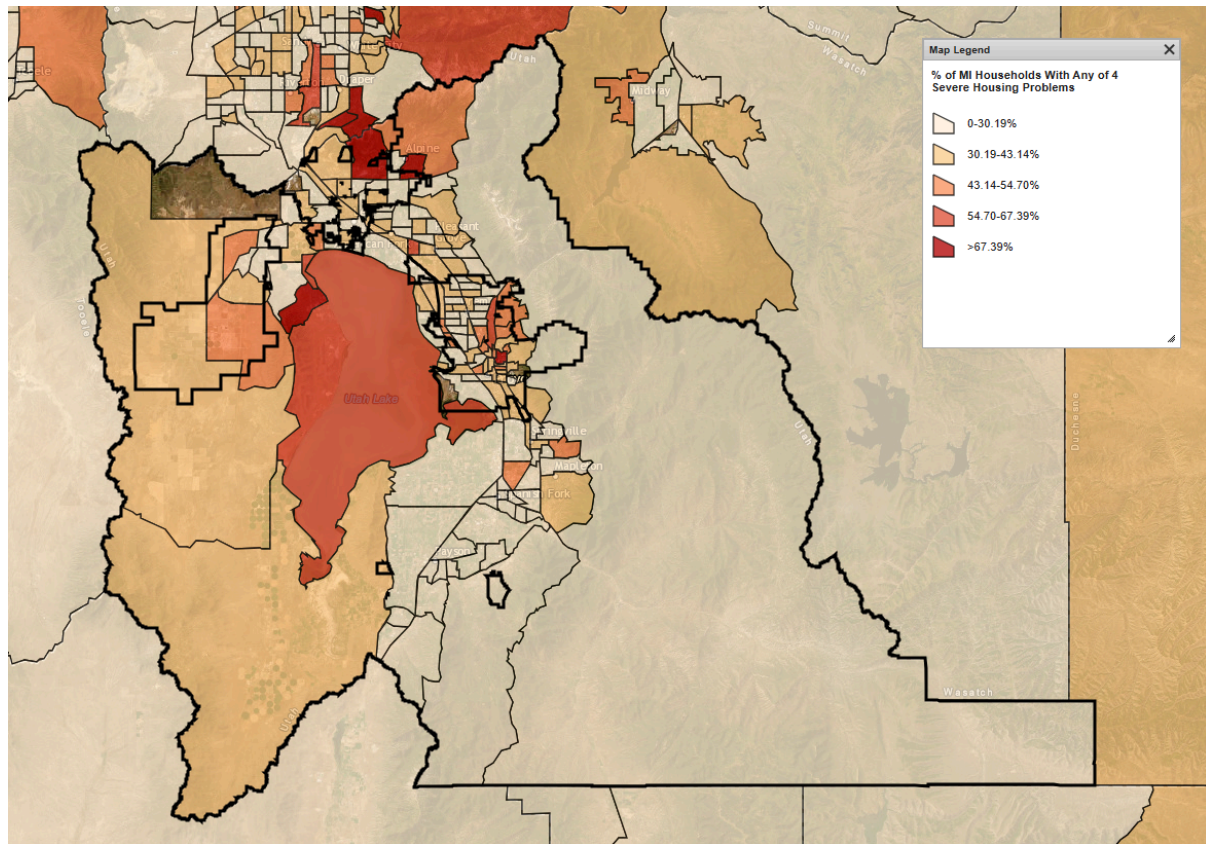
Extreme Low Income: Overcrowding



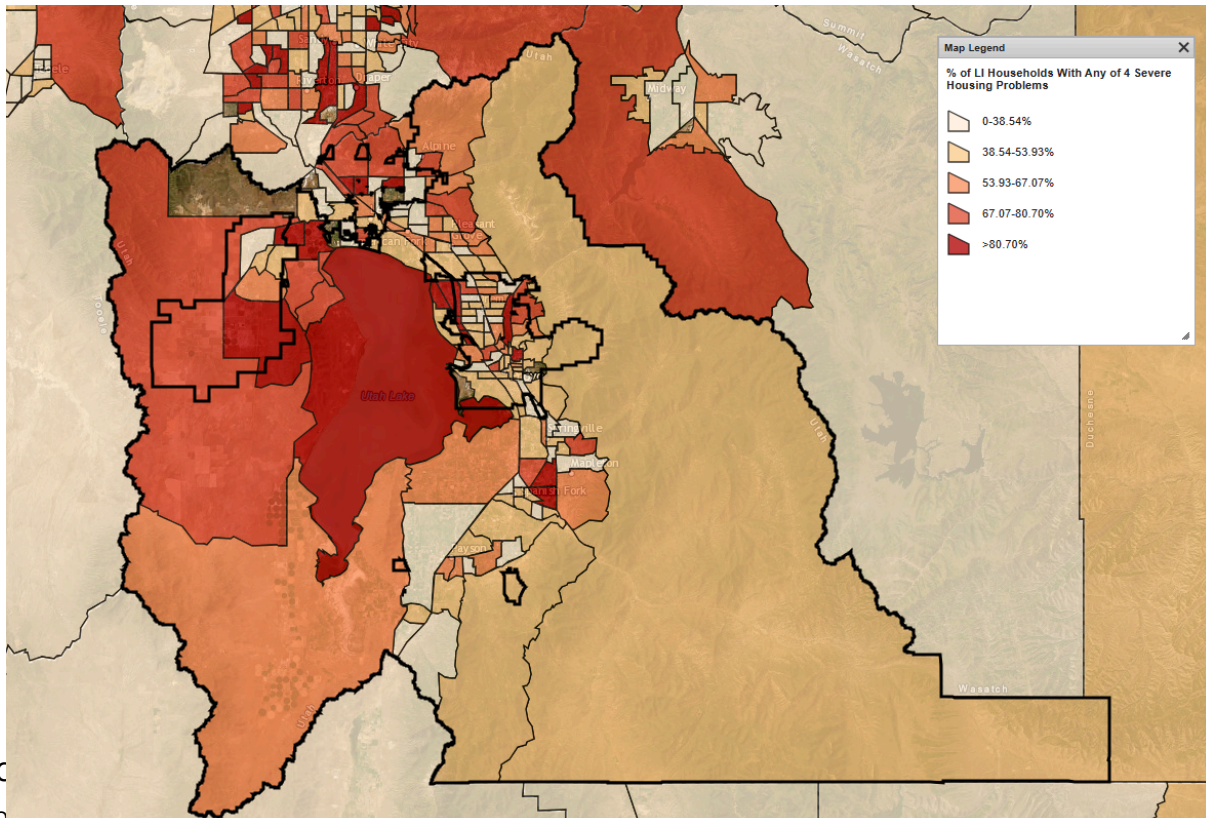
Extreme Low Income: Severe Cost Burden



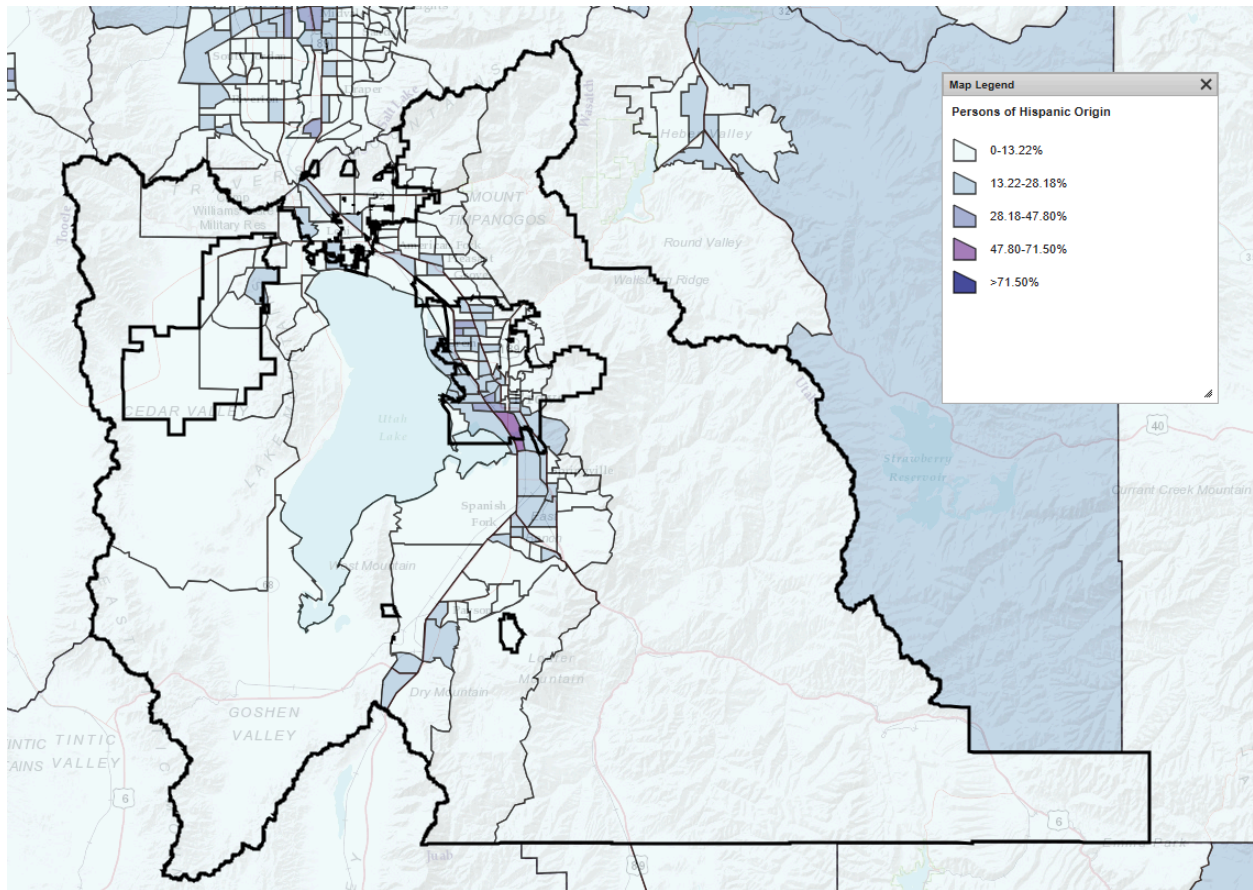
Moderate Income: Any of 4 severe housing problems



Low Income: Any of 4 severe housing problems

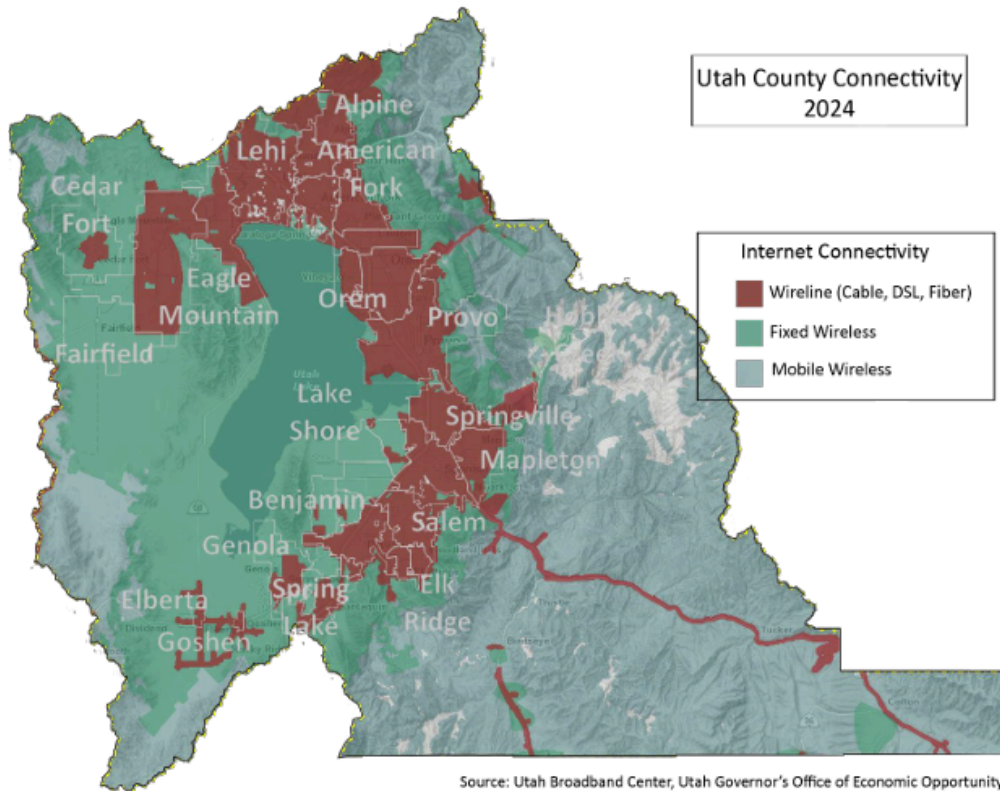


Utah County: Persons of Hispanic Origin



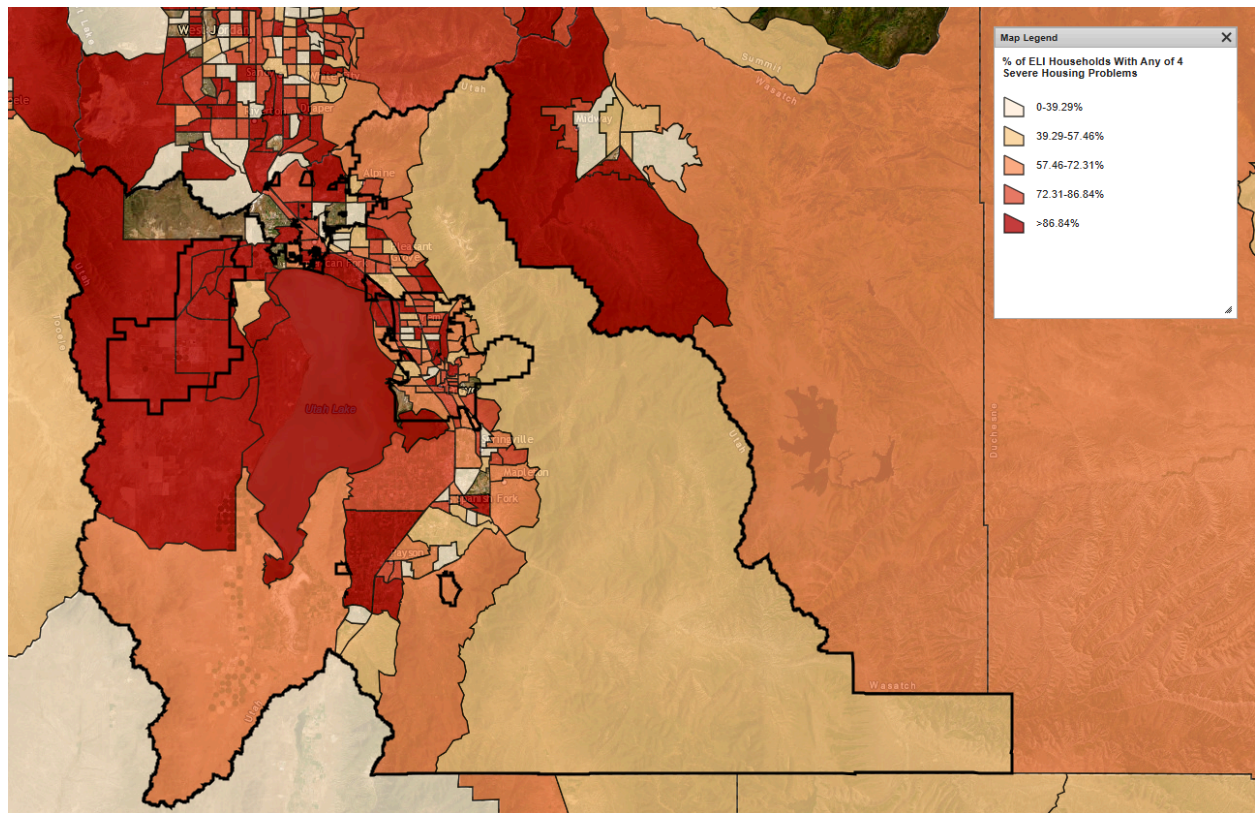
Appendix - MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

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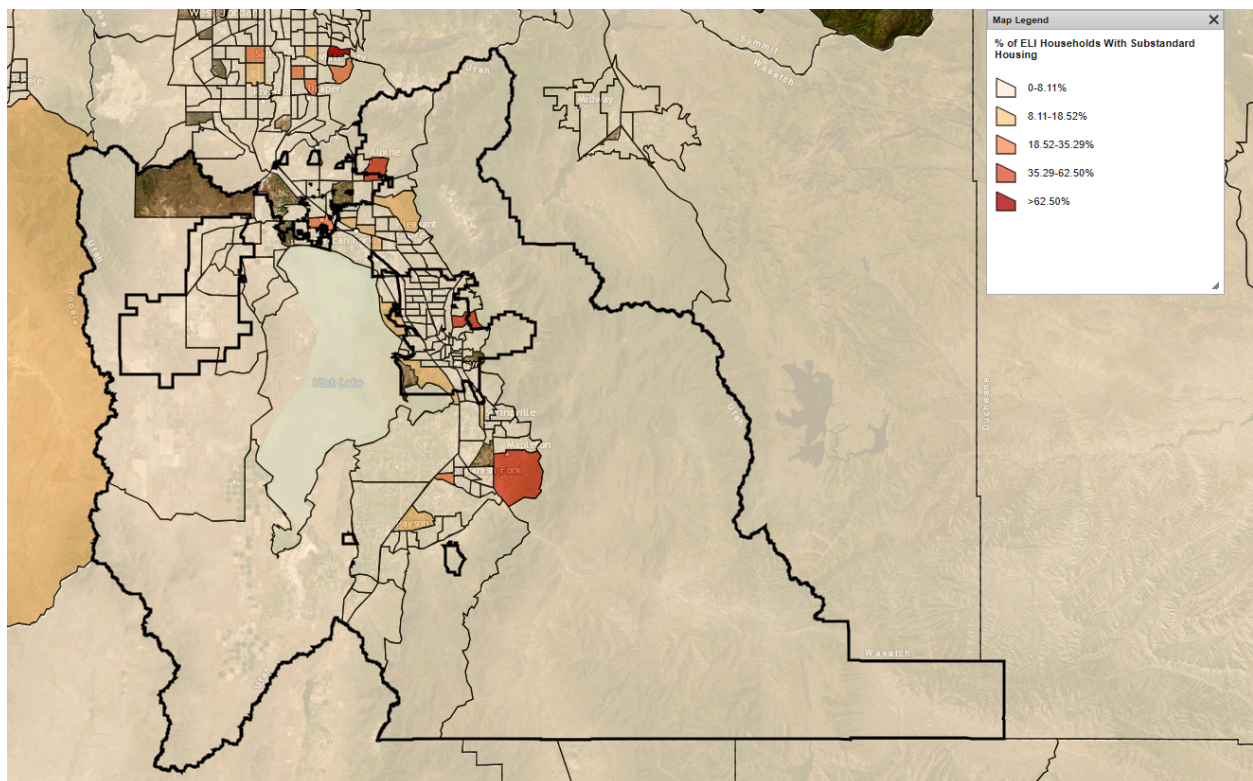


Appendix - Community Needs Survey Results

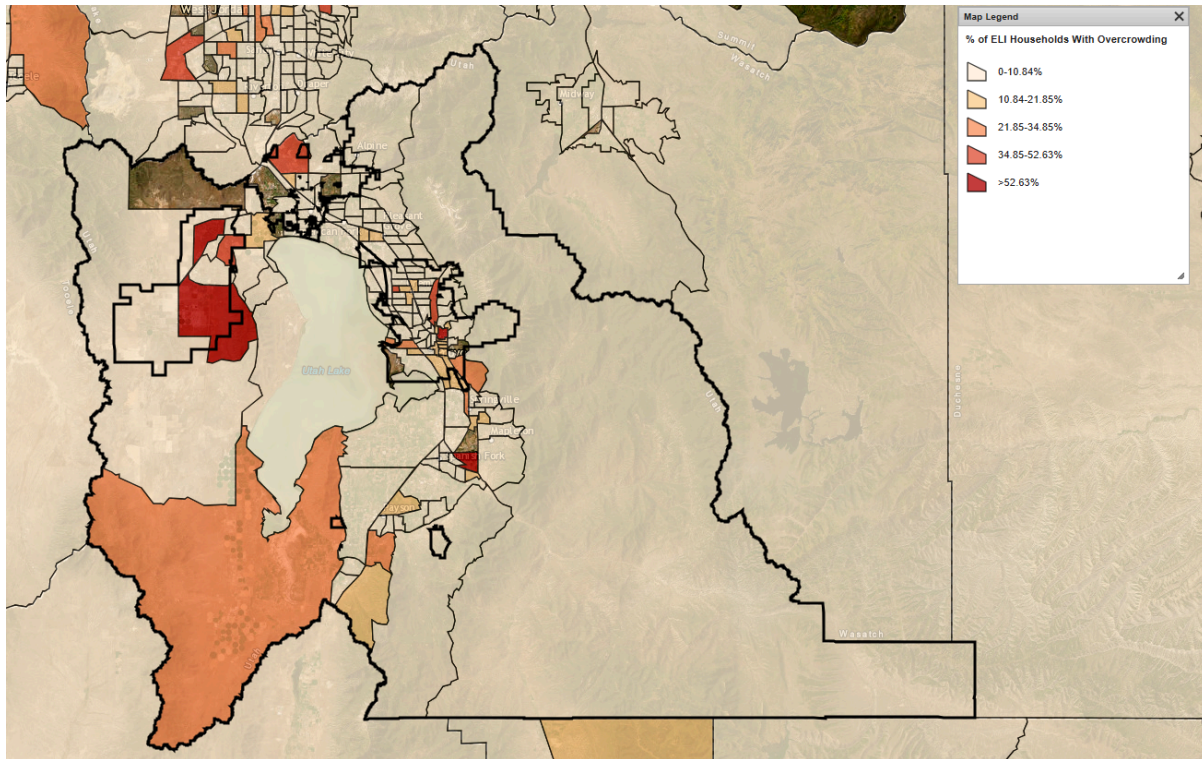
Extreme Low Income: Any of the four severe housing problems



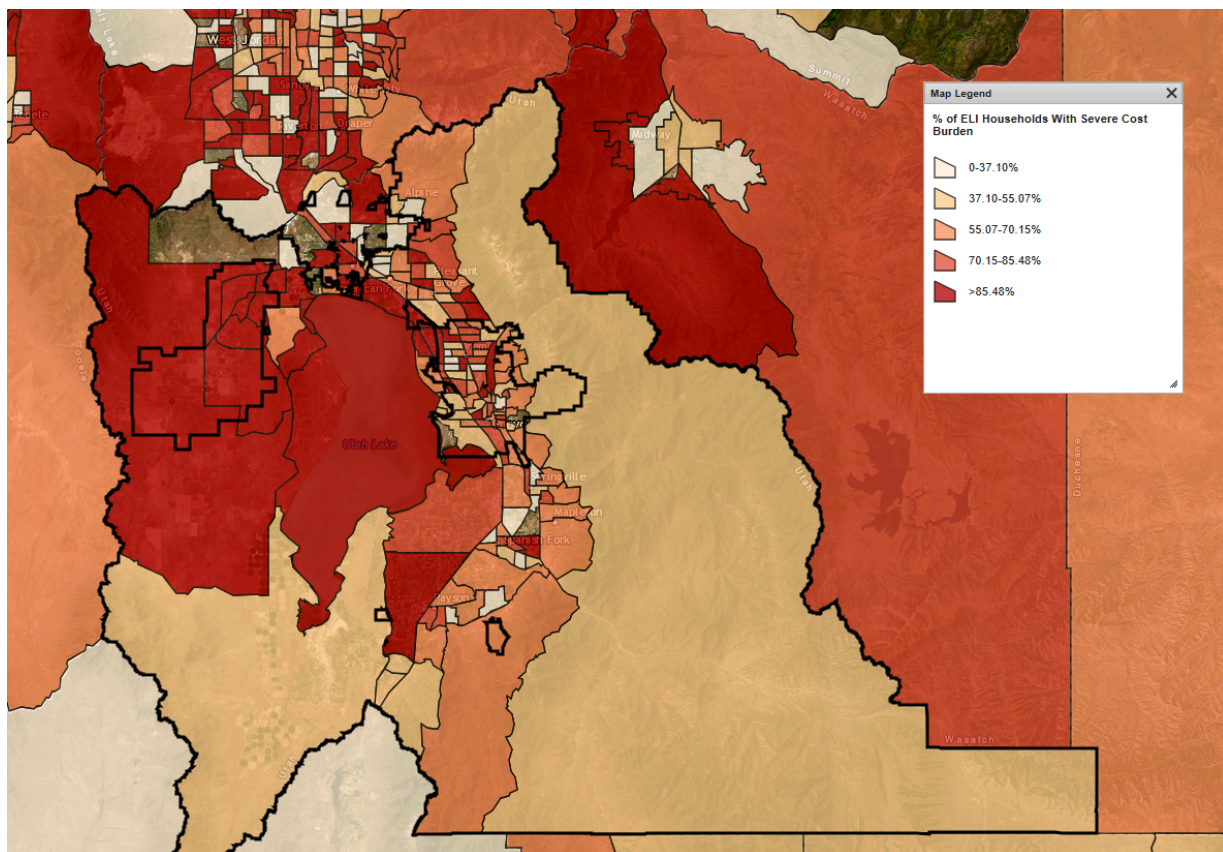
Extreme Low Income: Substandard Housing



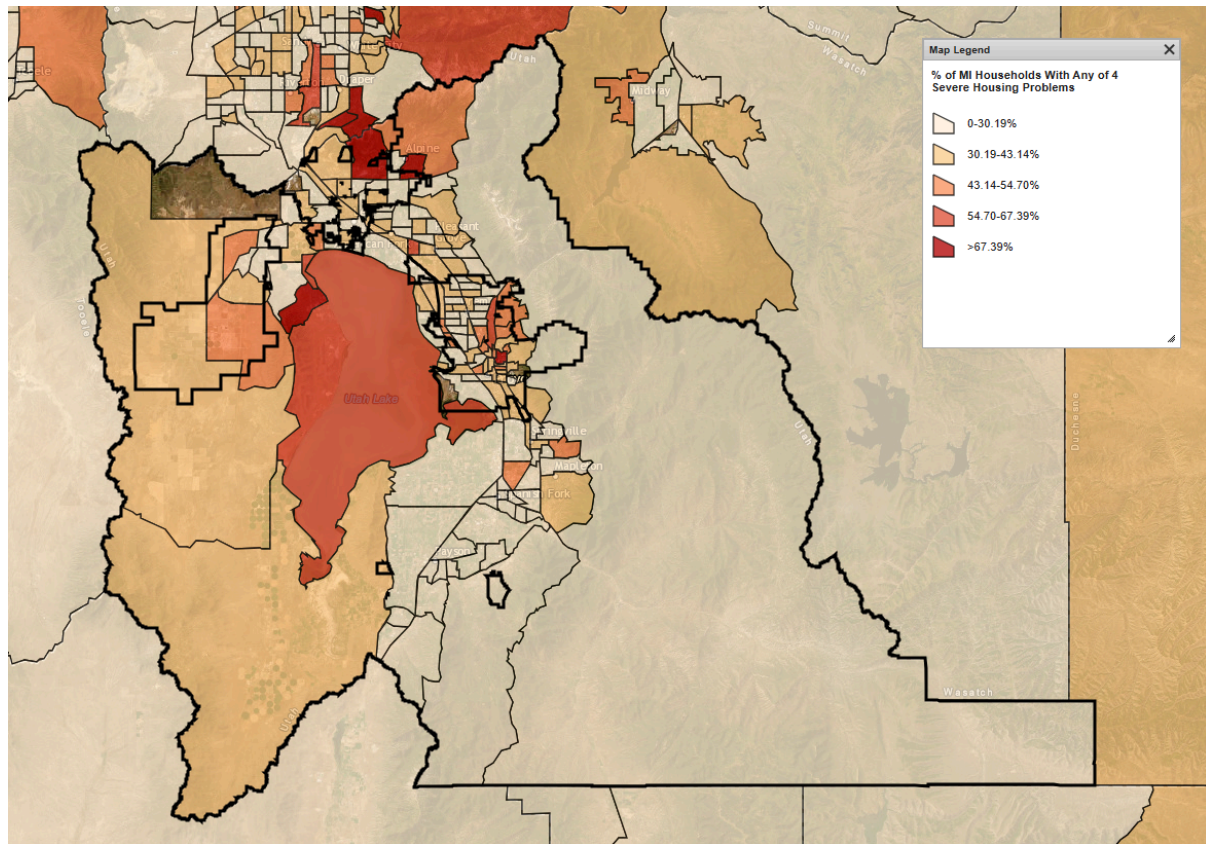
Extreme Low Income: Overcrowding



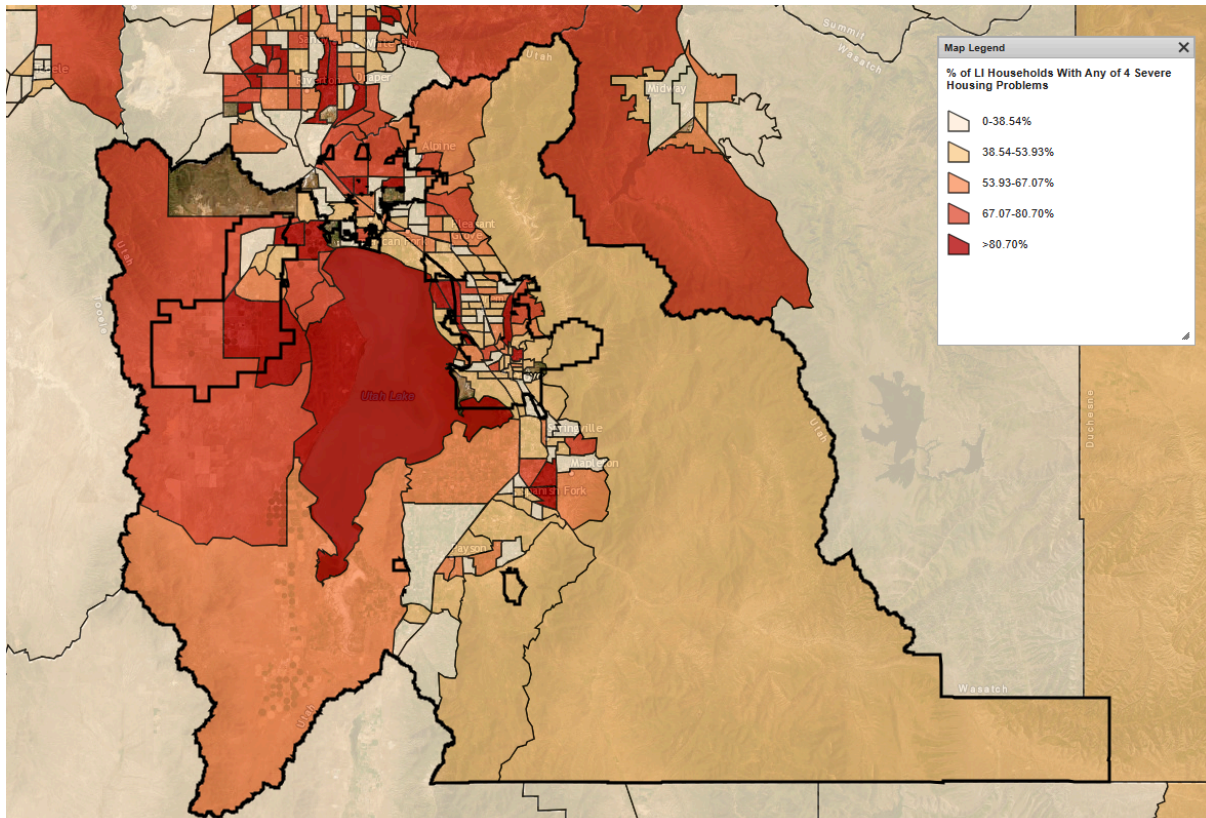
Extreme Low Income: Severe Cost Burden



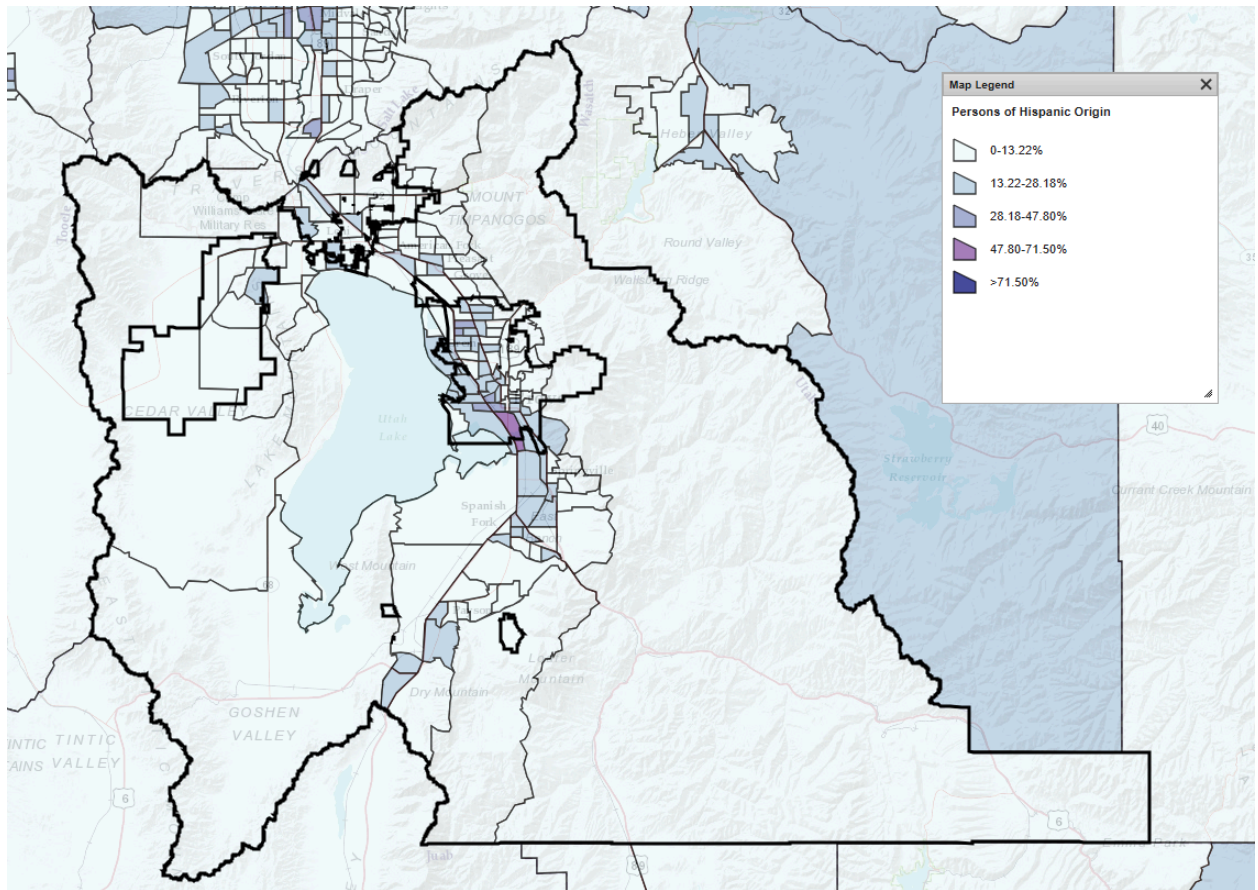
Moderate Income: Any of 4 severe housing problems



Low Income: Any of 4 severe housing problems



Utah County: Persons of Hispanic Origin



2023 Utah County Connectivity (Utah Governor's Office of Economic Opportunity)

