

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Lehi City is an entitlement jurisdiction that receives an annual allocation of funds from the U.S. Dept of Housing and Urban Development (HUD) for community development and affordable housing activities. The funding received is in the form of Community Development Block Grants (CDBG) funds. Lehi will receive approximate allocation of \$227,461 in CDBG funds for the 2018 program year. The City plans to use the plans for a phased public infrastructure project in the Historic Downtown area, as per the current Consolidated Plan. The city is growing and has the need to upgrade aging and non-existent infrastructure in the Historic Downtown area, which is also within a qualified LMI census block group.

### 2. Summarize the objectives and outcomes identified in the Plan

Lehi City plans to address priority needs in the Historic Downtown Lehi area, which is also a qualified LMI Census block group. The City plans for the entire FY2018 CDBG grant to address health and safety issues in an older neighborhood. The project will consist of engineering and cost estimating; installation of water and sewer service lines; upgrading of existing water and sewer mains; upgrading the existing irrigation line to include a pressurized system that will also supply fire hydrants; and installing curb and gutter which solve drainage issues.

### 3. Evaluation of past performance

This is the fifth year that Lehi City has been an Entitlement City. The first four years that the city received the grant, the funds were used for a multi-year infrastructure improvement project, in which Lehi City was able to replace aging and insufficient infrastructure for seven blocks within the Historic Downtown area. Because of the success of that project and the continued need for downtown improvements, a similar project is planned for four more blocks of downtown.

### 4. Summary of Citizen Participation Process and consultation process

Lehi City provided an opportunity to for Citizen Participation, both through public hearings and by allowing the public to submit written comments. No public comments have been received.

### 5. Summary of public comments

No public comments have been received to this point.

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

No comments have been received.

**7. Summary**

As stated in the Introduction, the Consolidated Plan and Annual Action Plan serve as the guiding document for expenditure of CDBG funds received by Lehi City. The City will use the 2018 CDBG funds to replace and improve vital infrastructure improvements to the aging downtown area in a qualified LMI Census block group.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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
CDBG Administrator		Community Development Department

**Table 1 – Responsible Agencies**

**Narrative**

The Lehi City Planning Division administers the CDBG program.

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Lehi City considered input from various organization, groups and agencies in developing the Consolidated Plan.

**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)).**

During the development of the Consolidated Plan, Lehi City and the consultant hired to help complete the plan, contacted various public and private community agencies and stakeholders to determine and assess area needs. Many of these service agencies work in collaboration to address core issues surrounding poverty and housing needs.

**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.**

Lehi City falls under the Mountainland Continuum of Care, which works to prevent homelessness in Utah, Wasatch and Summit Counties. The COC is a coalition of local non-profit and government agencies that work together to find solutions to the area's housing needs, including temporary emergency shelter and affordable home ownership. Lehi is invited to attend the COC meetings, and receives monthly communication from the agencies.

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

Because of the low percentage of homeless in the County, participation in the County HOME Consortium, and the success of the local COC and the state's Housing First Initiative, Lehi has determined that CDBG funds make a greater impact in other areas of need.

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Mountainland Association of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion with staff and review of projects and current planning documents available on the website
2	<b>Agency/Group/Organization</b>	Mountainland Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Mountainland Continuum of Care was consulted when developing the Homeless Needs section of the Consolidated Plan. Lehi City will support the efforts of the CoC.

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

**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?
Continuum of Care	Mountainland Association of Government	Lehi City consulted the CoC in the development of the Consolidated Plan, and has continued coordination with the COC.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

Other coordination efforts include the participation in the County HOME Consortium.

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

As an Entitlement City, funding for CDBG projects comes through HUD. Lehi City does supply administrative and financial management staff for the grant, paid for by the City's general fund.

#### 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	227,000	0	0	227,000	241,670	The City covers all admin costs through the general fund, and does not draw from the grant.
Other	public - local	Public Improvements	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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



**matching requirements will be satisfied**

Leverage will come from additional City resources that will be used to upgrade infrastructure that is in disrepair. Lehi City will provide the necessary engineering and project management to complete the phased infrastructure improvement project. Project management and environmental preparation will be completed by City Staff.

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

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

**Discussion**

## 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	Health and Safety Improvements to Infrastructure	2014	2018	Non-Housing Community Development	Downtown Historic Lehi	Health and Safety improvements to infrastructure	CDBG: \$227,000 City Funds: \$45,047	

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Health and Safety Improvements to Infrastructure
	<b>Goal Description</b>	

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Lehi City will receive approximately \$227,461.00 in CDBG funding. The funding will be applied to a phased multi-year project to address health and safety issues in an older neighborhood which is also in a LMI Census Tract. The project will include a pressurized system that will supply fire hydrants and increase fire protection. The project will also install culverts to create a closed drainage system to replace an open drainage ditch that runs on the side of the road right of way. Once the drainage system has been enclosed, the City will then install curbs and gutters/sidewalks and install handicap accessible ramps at intersections and new paving of the street to complete the project.

#	Project Name
1	Historic Downtown Lehi Infrastructure improvement Project Phase 2

Table 7 – Project Information

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

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Historic Downtown Lehi Infrastructure improvement Project Phase 2
	<b>Target Area</b>	Downtown Historic Lehi
	<b>Goals Supported</b>	Health and Safety Improvements to Infrastructure
	<b>Needs Addressed</b>	Health and Safety improvements to infrastructure
	<b>Funding</b>	:
	<b>Description</b>	Phase 2 of a multi-phased infrastructure improvement project for historic downtown Lehi, including up-sizing waterlines for fire protection, improving poor drainage, and adding sidewalk and handicap accessibility.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate approximately 32 families or 125 persons will be directly benefited, as households directly in front of the affected areas. This is an LMI Census tract, and is the lowest-income Census tract in the City, thus has been determined an area of great need. As per current Census estimates, the population of this downtown area is 60.42% LMI.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Phase 2 of a multi-phased infrastructure improvement project for historic downtown Lehi. The project will include a pressurized system that will supply fire hydrants and increase fire protection. The project will also install culverts to create a closed drainage system to replace an open drainage ditch that runs on the side of the road right of way. Once the drainage system has been enclosed, the City will then install curbs and gutters/sidewalks and install handicap accessible ramps at intersections and new paving of the street to complete the project.

## **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**

Since the mid-1990s, Lehi City has experienced unprecedented growth. Most of the housing stock is new construction supported by new infrastructure. As per the most recent Census data, the median household income is \$74,296, much higher than the state median of \$59,770. The City is split diagonally by I-15 that runs from the northwest to the south east of the City. Most of the development east of the interstate is high-end, as the area is in the foothills and bench areas, and has spectacular mountain and valley views. This is the highest value development area in Lehi. The majority of development west of the interstate is on flat area adjacent to Utah Lake. Because of high water table, this area has mostly developed as large-lot single family. Much of these properties are large enough for animal rights, and there are many hobby farms. Central/downtown Lehi is the oldest part of the City. Many of the homes are over 100 years old, and are serviced by substandard/aging infrastructure. This is also the highest concentration of low-income residents in the City and the area where projects have been concentrated.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Downtown Historic Lehi	100
City Wide	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The largest concentration of LMI residents are in the downtown area. The two highest Census Block Groups (74.7% and 78%) are in this downtown area.

### **Discussion**

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Lehi City has and continues to be actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality and cost of the community's housing stock. The Community Development Department administers these policies, which has made Lehi City a diverse and livable City.

The State of Utah requires every Utah City to complete an annual Moderate Income Housing assessment. As per the State Code, Moderate Income Housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the county. The 2017 median income for a household of four persons in the Provo/Orem Metropolitan Statistical Area, as estimated by the U.S. Department of Housing and Urban Development (HUD) is \$67,600. Eighty percent of that amount is \$53,680, therefore moderate income housing would be housing that is occupied or reserved for families with an annual income of \$53,680 or less.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City has added three new zones which encourage multi-family and affordable housing. Also, several areas have been rezoned to higher density residential zones, which also encourage affordable housing development. Two specific zones, the Transit Oriented Development Overlay Zone and the Historic Commerce Zone have been created to allow for the development of multi-family and higher-density residential land uses in compact, walkable communities, which would provide for housing for lower income residents who rely upon alternative modes of transportation.

Within the recently adopted 2017 Moderate Income Housing Plan, the City plans to develop programs and incentives to improve and maintain existing housing, especially in historic neighborhoods and to create a neighborhood preservation zone for the residential districts in downtown

Lehi.

The Planning Division has also been working on adopting an ordinance to allow legal accessory apartments in all traditional single family zones throughout the City. This ordinance has been presented to City Council, and is anticipated to be adopted later in the year.

**Discussion**

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

### **Introduction**

Because of the limitations of staff and fiscal resources within Lehi City, the City will focus on completing the project it has identified as a highest priority project before it moves into other housing/community development needs.

### **Actions planned to address obstacles to meeting underserved needs**

Lehi City has been an active participant in many regional service delivery organizations. The City will continue to support and participate in bonafide organizations that are attempting to provide services to Lehi City residents in need. The City is aware that a strategy for supporting the regional organizations that serve Lehi City residents will have to be developed in order to make the services more readily available to a growing population. Because the City is a new CDBG grantee, the full active planning process for functioning as a CDBG Entitlement Community is still in the developmental stages. Lehi City, through its regional participation and contributions to regional service agencies, will engage with critical needs service providers to assist them in extending their level of involvement in providing services in Lehi City.

### **Actions planned to foster and maintain affordable housing**

Lehi City will continue to update its Moderate Income Housing Plan yearly, as is required by State regulations. While the plan currently states that there is an adequate supply of affordable inventory in Lehi City, this analysis included households up to 100% of the AMI. Housing prices have risen since this plan was written, and the analysis conducted for the Consolidated Plan shows a need for more affordable housing in Lehi City, especially rental units targeting households at 50% AMI or below. As the community continues to grow and diversify its economy, Lehi City is aware that it will be important to increase the supply of affordable workforce housing to support the growing number of retail and service jobs that support the higher wage technical jobs that Lehi City is attracting from international employers like Adobe Systems and Microsoft and the National Security Agency. Lehi is a participant in the Utah County HOME consortium which provides funding to the Utah County Housing Authority to support its homeowner rehabilitation loan program which is available to homeowners in Lehi. Additionally, the priority project identified for the first few years of CDBG funding will help preserve a lower income neighborhood in which the housing prices are affordable to front line service workers.

### **Actions planned to reduce lead-based paint hazards**

The Utah County Housing Authority which operates the regional rehab program on behalf of Lehi and other participating jurisdictions, addresses Lead Based Paint issues within its rehab standards. Because the City has no special authority to enter the homes built before 1974 to inspect for lead based paint, it has not launched a program that goes beyond the Utah County Housing Authority Rehab Program. The



City will be working with the Utah County Housing Authority to target the homes in the infrastructure improvement project area as a target area for rehabilitation loans. As the physical conditions in the target neighborhood improve, the residents living in the area will have more interest and confidence in committing to loans to improve their properties. It is known that there will be subsequent rehabilitation needs on the individual homes which will be served by the new infrastructure. Plumbing service lines, home sidewalks and other exterior improvements at least will be needed to fully integrate individual homes with the public infrastructure improvement.

### **Actions planned to reduce the number of poverty-level families**

Lehi City has a very aggressive economic development plan which calls for increasing the number of employers offering better wages and benefits in Lehi City. This approach has resulted in the creation of many new job opportunities in the community. Lehi City embraces the overall strategic objective of raising the living standards of Lehi City residents who want to work, by offering good paying jobs in a variety of sectors. Lehi City Economic Development Office coordinates with new employers to obtain Job Training benefits and actively makes Lehi City residents aware of new employment opportunities in the community. This strategic approach has paid off with many new jobs that pay more than minimum wages. The higher paying jobs have spun off many service employment opportunities that have been filled by Lehi City residents. Currently this approach to poverty eradication has resulted in creating opportunities for both long term Lehi City residents and new community members being able to achieve a living standard that is hard to match in other communities. Not every Lehi City resident has the education and qualifications to fill a high-tech job but the high tech jobs also produce new business opportunities that many less educated Lehi City residents are able to fill. The community survey which was conducted as part of the Community Participation Plan for the preparation of the Consolidated Plan validated that the number one priority for Lehi City residents was to continue to emphasize job creation as the number one community priority.

### **Actions planned to develop institutional structure**

Because it is a new CDBG Entitlement Community, Lehi City is presently instituting a more robust dialogue with agencies and businesses than can carry the load of providing a higher level of service for those in need in Lehi City. The consultation process employed in the Consolidated Plan has resulted in opening the dialogue with service and housing providers to promote a more Lehi centered approach to providing LMI households in Lehi with more local options for obtaining services. As the community continues to grow and its entitlement allotment of CDBG funds increases, there will be new opportunities to support a more locally based service delivery system for Lehi City residents.

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

Lehi City will continue to participate in regional service delivery configurations. That participation will

include an effort to engage developers and affordable housing providers in identifying opportunities for affordable housing development. Lehi City has not received the benefits of HOME funds for a project in Lehi City for a number of years and the City is confident, that if a quality development proposal appears, the Consortium members will actively support a project in Lehi City. The Utah County communities have established several innovative approaches to working regionally. The HOME Consortium is administered by the Provo Redevelopment Authority and while the Redevelopment Authority is a Provo City agency, Provo has been willing to support the regional approach by allowing Provo City resources to support the County HOME Consortium. The Utah County United Way provides administrative support and oversight for the Continuum of Care. Again while the United Way Agency was originally formed to serve Provo, it has shared its administrative capacity to provide the institutional support for the Mountainland Continuum of Care.

## **Discussion**

Lehi City is new to the HUD CDBG planning/funding approach and it will take the ongoing engagement of service agencies and the City to establish a spectrum of services that serve the most needy populations.

## Program Specific Requirements

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

#### Introduction

Lehi City is an entitlement recipient for HUD's Community Development Block Grant Program (CDBG). It receives funds annually for a variety of community development projects. Total anticipated funds for 2018 will come solely from HUD - the city does not generate program income nor proceeds from section 108 loans.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### 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.	0.00%

## **Discussion**

Currently, all CDBG funds have been spent for infrastructure improvements in the Downtown Lehi area. As per current Census estimates, the population of this downtown area is 60.42% LMI.