



LEHI CITY
DRAFT

Community Development Block Grant
2019 Annual Action Plan



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 Community Development Block Grant (CDBG) funds from the U.S. Dept of Housing and Urban Development (HUD) for community development and affordable housing activities. Lehi will receive an allocation of \$251,877 in CDBG funds for the 2019 program year. The City plans to use the funds for a 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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Lehi City plans to address priority needs in the Historic Downtown Lehi area, which is also a qualified LMI Census block group. The project will consist of engineering and cost estimating, installing curb, gutter, sidewalks, pavement, and storm drain piping.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is the sixth year that Lehi City has been an Entitlement City. The first five 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 those projects 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

Summary from citizen participation section of plan.

Lehi City provided an opportunity to for Citizen Participation, both through public hearings and by allowing the public to submit written comments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

7. Summary

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

Mountainland Association of Governments (MAG) administers the CDBG program on behalf of Lehi City.

Consolidated Plan Public Contact Information

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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.

Interviews were held with local leaders, housing providers, and service providers to determine needs within Lehi City and existing services available to Lehi City residents. A Community Survey was distributed to the public and housing and service providers to gather input regarding priority needs within Lehi City. Service providers were asked to make the survey available to their clients in paper form so that all residents could provide input during the plan development. A public hearing was also held to gather community input related to housing and community development needs, and the draft plan was made available for a 30 day comment period. The following organizations were personally interviewed and invited to apply for grants: Golden spike Outreach, Wasatch Mental Health, Community Action Services and Food Bank, Lehi Senior Center, Habitat for Humanity of Utah County, Center for Women and Children, Dept of Veteran’s Affairs, Papillion House, Mountainland Continuum of Care, and United Way of Utah County.

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. MAG staff attend the COC meetings, and receive 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, 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	Agency/Group/Organization	Mountainland Association of Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion with staff and review of projects and current planning documents available on the website

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

The Annual Action Plan process provided an opportunity for participation and comments from all relevant organizations and agencies by advertising a public comment period and holding public hearings. As discussed in other sections herein, the ConPlan determined that because of the size of the grant and the priority needs of the Historic Downtown Lehi area, repairs to aging and undersized infrastructure in the highest LMI area is the priority need. Thus, other agencies were not specifically sought out nor consulted.

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		

Table 3 - Other local / regional / federal planning efforts

Narrative

The City's participation in the HOME Consortium and other regional agencies puts the City in contact with other entities and agencies that have further influenced the preparation of this Annual Action Plan.

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

Pursuant to the CDBG program regulations, Lehi City is required to prepare a Citizen Participation Plan to establish policies and procedures for the citizen participation in the development of the CDBG Annual Action Plan. As per the requirements of the CPP, two public meetings were held to discuss the potential projects for the coming year. The first meeting occurred at the Lehi City Council meeting on March 26, 2019. The second meeting was held at MAG on May 15, 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				
3	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>				mountainland.org , publicnotice.utah.gov

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	251,877	0	0	251,877	0	Lehi City will receive an allocation of \$251,877

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 infrastructure improvement project.

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

CDBG funds and Lehi City funds will be used together to provide needed infrastructure improvements in historic downtown.

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	2015	2019	Non-Housing Community Development	Downtown Historic Lehi	Health and Safety improvements to infrastructure	CDBG: \$211,877	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 981 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Health and Safety Improvements to Infrastructure
	Goal Description	Lehi City will receive \$211,877 in CDBG funding for an infrastructure improvement project to address health and safety issues in an older neighborhood which is also in a LMI Census Tract. The project will replace old and dilapidated drain pipe and channels, remove the open ditch, install curb and gutter, sidewalk, and drainage, and install pedestrian ramps along walkways.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Lehi City will receive \$211,877 in CDBG funding, the majority of which will be allocated for an infrastructure improvement project to address health and safety issues in an older neighborhood which is also in a LMI Census Tract. The project will replace old and dilapidated drain pipe and channels, remove the open ditch, install curb and gutter, sidewalk, and drainage, and install pedestrian ramps along walkways.

#	Project Name
1	Historic Downtown Lehi Infrastructure Improvement Project
2	Program Administration

Table 7 – Project Information

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

Because the current infrastructure in an older LMI neighborhood presents serious health and safety threats to neighborhood residents and those moving through the neighborhood, the City has determined that the health and safety improvements are the most pressing need given the available resources. The greatest obstacle to addressing this need is gathering the necessary funding from both CDBG and City resources to complete the project. The Community Survey conducted as part of the Consultation/Public Participation process validated the need for infrastructure improvements.

AP-38 Project Summary
Project Summary Information

1	Project Name	Historic Downtown Lehi Infrastructure Improvement Project
	Target Area	Downtown Historic Lehi
	Goals Supported	Health and Safety Improvements to Infrastructure
	Needs Addressed	Health and Safety improvements to infrastructure
	Funding	CDBG: \$211,877
	Description	Infrastructure improvement project to address health and safety issues in an older neighborhood which is also in a LMI Census Tract. The project will replace old and dilapidated drain pipe and channels, remove the open ditch, install curb and gutter, sidewalk, and drainage, and install pedestrian ramps along walkways.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 249 household, of which 60% are low- or moderate-income.
	Location Description	300 North from 300 West to 200 West 300 West from 200 North to 300 North
	Planned Activities	The project will replace old and dilapidated drain pipe and channels, remove the open ditch, install curb and gutter, sidewalk, and drainage, and install pedestrian ramps along walkways.
2	Project Name	Program Administration
	Target Area	
	Goals Supported	Health and Safety Improvements to Infrastructure
	Needs Addressed	Health and Safety improvements to infrastructure
	Funding	CDBG: \$40,000
	Description	Program Administration
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Orem, UT
	Planned Activities	Administration of the CDBG Program

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

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

Since the mid-1990s, Lehi City has experienced unprecedented growth. Most of the housing stock is new construction supported by new infrastructure. 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

Target Area	Percentage of Funds
Downtown Historic Lehi	100
City Wide	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The largest concentration of LMI residents is in the downtown area. The infrastructure project planned for this year will benefit these residents.

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 2018 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 \$74,700. Eighty percent of that amount is \$59,750, therefore moderate income housing would be housing that is occupied or reserved for families with an annual income of \$59,750 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. 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.

Lehi City adopted a new ordinance in 2018 to allow legal accessory apartments in all traditional single family zones throughout the City.

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, which was written during the height of the housing bust. 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, 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 that 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 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 United Way of Utah County provides administrative support and oversight for the Continuum of Care. Again while the United Way Agency was originally formed to serve Provo, it has shared its administrative capacity to provide the institutional support for the Mountainland Continuum of Care.

Discussion

Lehi City 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

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	84.12%

Discussion

