

Expected Resources

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

Introduction

Lehi City is an entitlement grantee for CDBG and will receive an allocation of \$220,180 in CDBG funds for the 2015 fiscal year. The City plans to use these funds for public infrastructure projects during the period of this Consolidated Plan, which is a continuation of the projects completed under the 2014 fiscal year. The City is growing and has the need to upgrade older infrastructure in qualified census tracts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder 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	220,180	0	0	220,180	563,304	Lehi City will receive a CDBG allocation of \$220,180 for FY2015. Future year expected funding is based upon this annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Public Improvements	45,047	0	0	45,047	180,189	The City will fund a portion of the infrastructure improvements with City funds.

Table 1 - 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.

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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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	2018	Non-Housing Community Development	LMI neighborhoods	Health and Safety improvements to infrastructure	CDBG: \$220,180	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 142 Persons Assisted
2	Decent Housing for homeless households	2014	2018	Homeless	City Wide	Decent housing	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
3	Supportive Services for special needs households	2014	2018	Non-Homeless Special Needs	City Wide	Supportive Services for special needs households	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Affordable rental housing for LMI households	2014	2018	Affordable Housing	City Wide	Decent housing	CDBG: \$0	Rental units constructed: 0 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Health and Safety Improvements to Infrastructure
	Goal Description	See SP 45 for a detailed description of the priority goal.
2	Goal Name	Decent Housing for homeless households
	Goal Description	Please SP45 for a detailed description of this goal.
3	Goal Name	Supportive Services for special needs households
	Goal Description	See SP45 for a detailed description of this goal
4	Goal Name	Affordable rental housing for LMI households
	Goal Description	See SP45 for a detailed description of this goal.

Projects

AP-35 Projects – 91.220(d)

Introduction

Lehi City will receive approximately \$220,180.00 in CDBG funding that will be applied to a phased multi-year project to address health and safety issues in an LMI Census Tracts. 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 supply fire hydrants. The project will 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 new paving of the street to complete the project.

Projects

#	Project Name
1	Lehi Infrastructure Improvement Project

Table 3 - Project Information

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

As a new CDBG Entitlement, Lehi City has several pressing 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 and the fact that the City has the in house capacity to engineer and manage the project through multiple phases. The greatest obstacle to addressing this need is to gather the necessary funding from both CDBG and City resources to complete the multi-phased project over the next several years of the Consolidated Plan cycle. The Community Survey conducted as part of the Consultation/Public Participation process, validated the needed infrastructure improvements and the number one priority among residents who completed the survey.

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: \$220,180
	Description	The project is 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 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 supply fire hydrants. The project will 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 new paving of the street to complete the project. The first year of funding will be used for environmental work and designing of the system.
	Target Date	8/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	The project will take place in a designated LMI census track block group.
	Location Description	Historic Lehi City target area.

Planned Activities	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 supply fire hydrants. The project will 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 new paving of the street to complete the project. The first year of funding will be used for environmental work and designing of the system.
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AP-50 Geographic Distribution – 91.220(f)

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

As stated previously, the central portion of residential development adjacent to the historic Downtown business district is a low income community. This area has fallen behind newer neighborhoods in Lehi because the City has not had the resources to deal with the health and safety problems in the neighborhood. The availability of CDBG funds will assist the City in improving the infrastructure features that present threats to health and safety.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Historic Lehi	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This older neighborhood has been seeking assistance from the City to bring the public improvements up to a comparable standard that exists in other newer neighborhoods. The historic purpose and priority of CDBG funding has been to assist local governments to invest in activities that bring low income neighborhoods up to modern standards.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lehi will be working regionally with other local governments and non-profit agencies to address homeless and other affordable housing related needs. Through its participation in the Continuum of Care and the HOME Consortium, Lehi will provide a service delivery path for its citizens. Because of rapid growth and a lack of resources, service agencies have not been able to establish physical locations to deliver services in Lehi. As resources become available, Lehi City will work with service providers and affordable housing providers to expand their operations within Lehi.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	47
Special-Needs	20
Total	87

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	1

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Until Lehi is able to complete the pressing health and safety threats in the central Downtown neighborhood, there will be limited resources to address other priority needs.

AP-60 Public Housing – 91.220(h)

Introduction

Currently, there are no Public Housing units or properties in Lehi.

Actions planned during the next year to address the needs to public housing

NA

Actions to encourage public housing residents to become more involved in management and participate in homeownership

NA

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Discussion

NA

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Lehi City has participated at the county level in support of shelter and services for homeless populations. Lehi City will continue to participate in the Mountainland Continuum of Care to increase regional collaboration.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The individual needs of homeless individuals and families are assessed and addressed by many Mountainland Continuum of Care providers. They include mental health providers, jails, law enforcement, victim's advocates and others. The Wasatch Mental Health Center (WATCH) is the primary outreach mechanism for unsheltered homeless individuals with serious mental illness' within the continuum of care. The Victim's advocate at the Lehi Police Department assists victims of domestic violence in pursuing shelter and other needed services in emergency situations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Continuum of Care primary outreach mechanism for assessing needs of homeless people is Wasatch Mental Health. Outreach workers establish rapport and assess homeless people for health and mental health and housing needs. The Utah County Housing Authority and the Center for Women and Children in Crisis provide transitional housing for families. The Food and Care Coalition and Wasatch Mental Health assess needs and provide units for single individuals. Faith based organizations throughout the continuum assist and support various homeless populations in need. Sheriff's Department and victim's advocates assess and refer people and families to continuum providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Community Action agency in Provo is the Continuum's lead agency in providing Rapid Rehousing and Homeless prevention for homeless families and individuals. TANF, FEMA and Emergency Solutions Grant (ESG) funds are utilized for these activities. All service providers can refer homeless families and

individuals to the agency. Once housed, families and individuals are followed and assisted further with individualized action plans. The goal of the continuum is to place clients quickly in housing and then transition into longer-term supportive programs. Families most in need of stabilization are eventually transitioned to permanent supportive housing. The Continuum is well connected with the school homeless liaisons, domestic violence shelters and other program locations in the geographic area. Families identified as homeless are assessed within the first few days by continuum providers. The average length of time from shelter entry or referral from an outside agency is 35 days. Follow-up with previously homeless families who no longer receive assistance is conducted quarterly.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Lehi City has supported the Re-Entry Assistance Program (REAP) at the county level to prevent post discharge homelessness. The Mountainland Continuum of Care works with the Department of Workforce Services, and Department of Human Services in preventing post-discharge homelessness. Other providers include the Division for Substance Abuse and Mental Health, Division of Services for People with Disabilities. These entities work together to implement changes to improve housing stability and prevent homelessness. The Continuum's Discharge Committee addresses youth discharge and all other institutional discharges of at-risk populations in their regular meetings. The Utah Department of Human Services (DHS) has a process for discharging youth from the custody of DCFS. They are responsible for ensuring that youth are not discharged from Foster Care to homelessness. DCFS Practice Guidelines require a transition plan be developed with youth prior to exiting foster care after age 18 (at least 90 days prior to exiting). Exit plans include connections to support services, housing, health care and vocational and educational planning. Case workers prepare youth for exit.

Discussion

The Mountainland Continuum of Care goal is to increase permanent supportive housing inventory, to strengthen homeless prevention efforts, to improve access to mainstream resources and strengthen efforts to prevent post-discharge homelessness after hospitalization, incarceration, or emancipation from foster care system.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Lehi City is aware of the need to increase the supply of affordable rental units in Lehi City. It has participated in the Utah County HOME Consortium for a number years. The City has not participated in any HOME funded projects in Lehi City because there have been none. As the previously discussed barriers to affordable housing are reduced, primarily through increased demand and interest by developers, Lehi will advocate for HOME funding for more affordable rentals in the jurisdiction.

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

As stated in the Strategic Plan section, Lehi presently does not have policies nor procedures that make it a burden to develop affordable housing. The two identified barriers are market dynamics involved with cost of developing housing and the lack of capacity and willingness of affordable developers to work in a smaller community. Lehi will work with affordable developers who express an interest in working in Lehi and help them identify sites that would be the most cost effective to develop both for the developer and residents. Lehi will advocate within the UC HOME Consortium for funding for projects in Lehi.

Discussion:

AP-85 Other Actions – 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 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 Lehi City. 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 – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion:

CDBG funds will be used for activities that provide area wide benefit in low/mod income census block groups. Lehi City plans to fund infrastructure improvements in a targeted census tract during the five year plan period.