



LEHI CITY, UTAH

DRAFT

2014 – 2019

HUD CONSOLIDATED PLAN

PREPARED BY:

Lehi City Planning Department  
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## **Executive Summary**

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

- 1. Introduction**
- 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**
- 3. Evaluation of past performance**
- 4. Summary of citizen participation process and consultation process**
- 5. Summary of public comments**
- 6. Summary of comments or views not accepted and the reasons for not accepting them**
- 7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	LEHI	
CDBG Administrator		

Table 1 – Responsible Agencies

### Narrative

### Consolidated Plan Public Contact Information

Christie L. Hutchings, Lehi City Planning Office

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

### **1. Introduction**

Lehi City staff and consultants consulted with many local agencies, partners, city staff, and the public when developing this Consolidated Plan and Annual Action 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)).**

Interviews were held with local leaders, housing providers, service providers, to determine needs within Lehi City and existing services available to Lehi City residents. A Community Survey was distributed to the public, housing and service providers, to gather input into 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 a voice during the plan development. A public hearing was also held to gather community input related to housing and community development 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**

The Community Strategies Institute, a consulting firm hired by Lehi City to assist with Consolidated Plan development, interviewed homeless providers and members of the Mountainland Continuum of Care to ensure that information about existing program and gaps in homeless services are addressed within the plan.

**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**

Lehi City will not receive ESG funding.

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

1	<b>Agency/Group/Organization</b>	Lehi City Economic Development Office
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Economic Development office was interviewed and asked about high priority needs within Lehi City. The staff was able to identify areas of Lehi City with needs for public improvements and infrastructure.
2	<b>Agency/Group/Organization</b>	Lehi City Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency staff were interviewed about economic activity, business development needs, infrastructure needs, and growth in Lehi City. The Chamber works with the City Economic Development Department.
3	<b>Agency/Group/Organization</b>	Golden Spike Outreach
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans substance abuse and ex-offender treatment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Golden Spike staff were interviewed as part of the Consolidated Plan research related to special needs populations and homeless needs. The agency is part of the Continuum of Care.
4	<b>Agency/Group/Organization</b>	WASATCH MENTAL HEALTH (SSD)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff were interviewed to determine the needs of persons with mental health disabilities in Lehi City. Wasatch Mental Health coordinates services and resources with other local providers, the state, cities and counties.

5	<b>Agency/Group/Organization</b>	Community Action Services and Food Banl
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency staff were interviewed as part of the data gathering efforts for the plan. The agency works throughout the county with low income households and offers programs related to food security, a food pantry, housing assistance and case management. The agency works in conjunction with other providers to serve Lehi City and Utah County households.
6	<b>Agency/Group/Organization</b>	Lehi City Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff were interviewed as part of the data gathering efforts to develop the Consolidated Plan. The agency provides services to seniors in Lehi City and surrounding communities. They coordinate with the United Way, which provides transportation services throughout the area.
7	<b>Agency/Group/Organization</b>	Habitat for Humanity of Utah County
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity of Utah County staff were interviewed during development of the Consolidated Plan. Habitat coordinates with local governments, homeowners, and communities to construct new housing, provide essential home repairs, and conduct community and neighborhood clean ups.

8	<b>Agency/Group/Organization</b>	CENTER FOR WOMEN AND CHILDREN IN CRISIS
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of Women and Children in Crisis was interviewed as part of the Consolidated Plan data gathering effort. The agency provides shelter and services to victims of domestic violence. They offer shelter, transitional housing, counseling and rural outreach. The agency would like to do more education and training in the future.
9	<b>Agency/Group/Organization</b>	Department of Veteran's Affairs
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The office of Health Care for Homeless Veteran's at the Salt Lake City VA was contacted by CSI for information on VA Supportive Housing participation, housing needs of homeless veterans and veteran families within the Mountainland Continuum and Lehi City.
10	<b>Agency/Group/Organization</b>	Papillion House
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children non profit housing provider
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Papillion House was contacted by CSI for consultation on housing and service needs within the continuum for women and children, waiting list and housing needs of low income women in recovery from substance abuse disorders with and without children.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	United Way of Utah County	Lehi City will support the efforts of the Continuum of Care, but does not plan to fund CoC activities at this time.

**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))**

Lehi City is part of the HOME Consortium in Utah County and coordinates efforts with other members of the Consortium. Lehi City is also part of the Utah County Council of Governments. The City participates in regional economic development efforts, regional housing programs, and supports the Utah County Housing Authority, which serves Lehi City.

**Narrative (optional):**



## **PR-15 Citizen Participation**

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

Residents of Lehi City were given the opportunity to participate in developing the plan in various ways. Interviews were held with key stakeholders to gather input into community needs, existing programs, growth in Lehi, and coordination with other communities and initiatives. The City also advertised the availability of a survey to gauge resident interest in various CDBG eligible activity categories. Citizens could provide input into needs within Lehi City in this survey. Almost 150 responses were gathered from residents. Lehi City also held a public hearing to gather input into needs and the plan on June 10th, 2014 during a City Council meeting. The draft plan was published during a 30 day review period during which residents could provide written feedback into CDBG projects and needs within Lehi City. All of the resident and community feedback was used to create the Five Year Plan and Annual Action Plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Key Informant Interviews	Persons with disabilities  Providers	Interviews were held with special need and homeless providers, City department staff, economic development professionals, and housing agencies to gather input, data and feedback while developing the plan.	Comments were received that related to the needs of special populations, growth in Lehi City and the impact of growth upon the housing market, job market, and existing residents.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community	149 surveys were completed.	Comments varied greatly. Some Lehi City residents do not want to see investment of federal funds within the City. Others see a need for more affordable housing, public infrastructure improvements in low income neighborhoods, special needs programs, and public services programs.	Some comments were off color and not informative to the Consolidated Planning Process.	
3	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community	A public hearing was held on June 10th to gather public input.	No comments were received.		

**Table 4 – Citizen Participation Outreach**



## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Lehi City is growing, and identified housing needs are in much part a result of this growth. Housing prices are rising, and some existing and new low and extremely low income residents are experiencing cost burden. With low vacancy rates and few large multi-family rental complexes within Lehi City, affordable rental housing choices can be difficult to find. Members of the real estate community note that first time buyers have difficulty finding units that they can afford, and are competing against investors to purchase lower cost units.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Lehi City grew by over 100% from 2000 to 2010. The population grew 121%, while the number of households grew 120%. The City has increased in size, and job growth has increased demand for housing within Lehi City. The Utah Governor's Office of Planning and Budget projects that the population will grow by another 43% by 2019. The age groups with the highest percentage of Lehi City population are children age 0 - 17 and adults age 25 - 64. The racial and ethnic makeup of Lehi City is changing as the City grows. The growth rate in the non-white and Hispanic populations is much higher than the growth rate of the white only population. Still, Lehi City has a population that is 89% white only.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	19,028	42,047	121%
Households	5,153	11,349	120%
Median Income	\$53,028.00	\$67,999.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

### Population and Households Estimates and Projects 2000-2019

Lehi City	2000	2010	2014	2019
Total Population	19,024	42,047	50,090	60,143
Household Population	18,951	42,047	50,090	60,143
Group Quarters Population	73	0	0	0
Households	5,137	11,349	13,538	16,255
Average Household Size	3.7	3.7	3.7	3.7
Population Average Annual Change				
Number		12.1%	4.8%	4.0%
Percent		2,302	2,011	2,011

Source: Governor's Office of Planning and Budget 2012 Baseline Projections (Lehi population estimates/projections)  
American Community Survey 2006-2010 and US Census 2000, CSI

### Population and Household Projections

## Population by Age

2000 (Census 2000)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	7,801	41.0%	125,487	34.1%
Population Age 18-24	2,209	11.6%	77,356	21.0%
Population Age 25 - 64	8,035	42.2%	142,190	38.6%
Population Age 65 and over	983	5.2%	23,503	6.4%
<b>Total</b>	<b>19,028</b>		<b>368,536</b>	
2010 (2006-2010 American Community Survey)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	18,322	43.58%	168,868	34.74%
Population Age 18-24	2,874	6.84%	83,221	17.12%
Population Age 25 - 64	19,043	45.29%	202,633	41.69%
Population Age 65 and over	1,808	4.30%	31,345	6.45%
<b>Total</b>	<b>42,047</b>		<b>486,067</b>	
2014 (GOPB and CSI)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	22,390	44.7%	202,074	34.9%
Population Age 18-24	3,657	7.3%	93,221	16.1%
Population Age 25 - 64	21,939	43.8%	244,342	42.2%
Population Age 65 and over	2,104	4.2%	38,794	6.7%
<b>Total</b>	<b>50,090</b>		<b>579,010</b>	

## Population by Age

## Race and Hispanic Origin

Estimates and Projections	2000				2010				2014			
	Lehi		Utah County		Lehi		Utah County		Lehi		Utah County	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct
White alone (not Hispanic)	17,950	94.3%	328,797	89.2%	37,363	88.86%	412,745	84.92%	43,356	86.6%	486,925	84.1%
Black or African American alone (not Hispanic)	47	0.2%	1,002	0.3%	167	0.40%	2,306	0.47%	174	0.3%	3,038	0.5%
American Indian and Alaska Native alone (not Hispanic)	101	0.5%	1,881	0.5%	221	0.53%	2,272	0.47%	153	0.3%	2,640	0.5%
Asian alone (not Hispanic)	86	0.5%	3,855	1.0%	471	1.12%	6,621	1.36%	734	1.5%	7,734	1.3%
Native Hawaiian and Other Pacific Islander alone (not Hispanic)	81	0.4%	2,089	0.6%	25	0.06%	3,221	0.66%	424	0.8%	4,639	0.8%
Some other race alone (not Hispanic)	13	0.1%	328	0.1%	31	0.07%	1,007	0.21%	25	0.1%	1,234	0.2%
Two or more races (not Hispanic)	181	1.0%	4,793	1.3%	692	1.65%	8,373	1.72%	762	1.5%	10,594	1.8%
Persons of Hispanic Origin	569	3.0%	25,791	7.0%	3,077	7.32%	49,522	10.19%	4,462	8.9%	62,206	10.7%
<b>Total</b>	<b>19,028</b>		<b>368,536</b>		<b>42,047</b>		<b>486,067</b>		<b>50,090</b>		<b>579,010</b>	

## Race and Hispanic Origin

In Lehi City, households with children six years or younger is a very large group of households. While there are more small family households than large family households, the number of larger families is significant. Over 60% of Lehi City households have incomes at greater than 100% of the HAMFI. This is a larger percentage than throughout all of Utah County.

## Household Incomes by Tenure

Lehi City has a higher household median income than throughout Utah County. The City also has a lower percentage of households with earnings in the lower income ranges.



1 Household Income in  
the Past 12 Months  
2006-2010 5 year  
average

	<u>Lehi</u>		<u>Utah County</u>	
	Number	Percentage	Number	Percentage
Less than \$14,999	490	4.32%	11,378	8.39%
\$15,000 to \$24,999	673	5.93%	12,278	9.05%
\$25,000 to \$34,999	694	6.12%	13,495	9.95%
\$35,000 to \$44,999	1,013	8.93%	14,615	10.78%
\$45,000 to \$59,999	1,810	15.95%	19,720	14.54%
\$60,000 to \$74,999	1,659	14.62%	17,112	12.62%
\$75,000 to \$99,999	2,386	21.02%	19,818	14.61%
\$100,000 to \$124,999	1,379	12.15%	11,911	8.78%
\$125,000 to \$149,999	603	5.31%	6,285	4.63%
\$150,000 or more	642	5.66%	9,008	6.64%
Total	11,349		135,620	
Median Household Income	67,999		56,927	

2006-10 ACS

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	495	665	1,670	1,385	7,130
Small Family Households *	185	340	800	555	3,670
Large Family Households *	95	80	480	585	2,415
Household contains at least one person 62-74 years of age	20	74	255	195	615
Household contains at least one person age 75 or older	30	85	104	35	155
Households with one or more children 6 years old or younger *	204	270	785	859	2,990
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2006-2010 CHAS

Income	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total Households
Lehi Renter Households	101	187	241	150	1195	1,873
Lehi Owner Households	394	478	1429	1235	5935	9,472

### Households by Tenure

While the majority of households in Lehi City have incomes above 80% of the HAMFI, 28% of renter households have incomes at 80% HAMFI or less, and 24% of owners have incomes at 80% or less of the HAMFI. These households can qualify for subsidized rental housing, or homeowner rehabilitation and downpayment assistance programs.

### Housing Problems Narrative

Very few households living in Lehi City have homes lacking complete kitchen facilities or plumbing.

Those that do are very low income owners who could use home repair services. There are 94 renter households and 89 owner households that experience overcrowding or severe overcrowding, with over 1.01 persons per room in their home. By far the largest housing problem, however, is cost burden.

Over 1,000 owners and 385 renters have cost burden paying 30% - 50% of their income for housing, while 795 owners and 244 renters experience severe cost burden - paying 50% or more of their income for housing costs. Cost burden is a sign of a high priced housing market, where the cost of housing is a challenge for low and moderate income households. Most of the cost burdened households in Lehi City have incomes at 80% or below the Area Median Income (AMI).

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0	35	0	0	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	4	10	14	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	80	0	80	0	0	14	55	69
Housing cost burden greater than 50% of income (and none of the above problems)	144	85	15	0	244	165	245	310	75	795
Housing cost burden greater than 30% of income (and none of the above problems)	20	195	105	65	385	0	39	490	490	1,019

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	0	0	0	0	0	95	0	0	0	95

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	144	85	99	10	338	200	245	340	130	915
Having none of four housing problems	20	220	300	235	775	30	115	935	1,010	2,090
Household has negative income, but none of the other housing problems	0	0	0	0	0	95	0	0	0	95

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS

Source:

### Cost Burden >30% Narrative

Of those households who are cost burdened, the largest numbers are within the small related households and households who earn 50% AMI or less.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	90	175	85	350	60	144	410	614
Large Related	24	45	25	94	70	30	240	340

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	0	0	25	25	20	79	95	194
Other	50	55	0	105	50	30	65	145
Total need by income	164	275	135	574	200	283	810	1,293

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

### Cost Burden >50% Narrative

The same is true for those households cost burdened at greater than 50% of their income for housing. Small related owners and renters have the largest numbers of severely cost burdened households. Renters are concentrated in the 0 - 30% AMI income range, while severely cost burdened owner households are more evenly distributed among the 0 - 30%, 31 - 50% and 51 - 80% AMI income ranges.

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	80	60	0	140	60	140	160	360
Large Related	24	10	0	34	70	20	60	150
Elderly	0	0	15	15	20	54	45	119
Other	40	15	0	55	50	30	45	125
Total need by income	144	85	15	244	200	244	310	754

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

### Overcrowding Narrative

Most overcrowded households are those that have only one family living in the housing unit. Of these, renters are concentrated in the 51 - 80% AMI income range, while owners are concentrated in the 51 - 100% income range.

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	74	0	74	0	0	34	55	89
Multiple, unrelated family households	0	0	10	10	20	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	84	10	94	0	0	34	55	89

**Table 11 – Crowding Information – 1/2**

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	82	152	197	431	270	328	927	1,525

**Table 12 – Crowding Information – 2/2**

Data Source: CSI used 2012 American Community Survey data on households by tenure with children under 18 in the household, and the CHAS households by AMI level data to extrapolate the estimates above.

## Describe the number and type of single person households in need of housing assistance.

Currently, there are an estimated 823 owners and 337 renters in Lehi City who are single persons. The Median income for single persons is \$34,345, just over half of the median income for all households in Lehi City. Census data and CHAS data do not provide detailed breakdowns of incomes for single individuals. Providers interviewed during the development of the Consolidated Plan noted the need for more senior housing units in Lehi City, and the lack of independent affordable senior apartments in the City. Special needs populations such as persons with mental illness or developmental disabilities currently must find housing targeted to their needs in surrounding communities.

## Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Women in Crisis serves between 300 - 500 persons each year in Utah County, including Lehi City. The agency runs a six bedroom shelter that can house up to 25 people, and also owns eight transitional

housing units, and provides services to victims of rape, dating violence, sexual assault and stalking. The agency states a need for more education and training, and to link clients to food stamps, Medicaid, and mental health services. In Utah, the agency reports that 43% of all homicides are domestic violence related, so services, education and training are vital.

The US Census estimates that there were 1,017 persons with a cognitive disability in Lehi City in 2010. This includes mental health issues, as well as other cognitive disabilities such as developmental delays. The estimate of persons with hearing difficulties is 751, ambulatory difficulties 831, self-care difficulties (having difficulties with activities of daily living such as dressing, eating, cooking, etc) at 307 and independent living disabilities (unable to care for themselves) 753. Some residents of Lehi City may have more than one of these disabilities.

### **What are the most common housing problems?**

The most common housing problems in Lehi City are the cost of housing and access to housing units. Lehi City is growing, and housing construction must keep up with population growth. There are few rental units, and only one price restricted rental property throughout the City. Citizens who need specialized services, such as access to homeless or domestic violence services, senior housing, or disability services must travel to other cities in the region.

### **Are any populations/household types more affected than others by these problems?**

Very low income renters and owners are most affected by high and rising housing costs. Rising sales prices make it a challenge for low and moderate income households to purchase a modest house in Lehi City.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

CSI estimates that there are 177 persons doubled up with friends or non-relatives in Lehi City, and 401 doubled up with family. The estimate is formulated using national research and accepted methods for calculating doubled up numbers. The estimate is made using 2012 American Community Survey census data that details the relationship of persons living in each housing unit.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing cost burden and severe housing cost are the housing characteristics that have been linked to instability and an increased risk of homelessness in Lehi City.

## **Discussion**



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The Hispanic, American Indian, Alaska Native, and Pacific Islander households living in Lehi experience housing problems at a disproportionately higher rate than white households. The group experiencing disproportionate need varies by income range.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	40	100
White	305	40	100
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	520	125	0
White	420	115	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	4	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	15	0	0
Hispanic	85	10	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	975	900	0
White	915	900	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	559	650	0
White	469	645	0
Black / African American	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	54	10	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The same is true for severe housing problems. Households who are Hispanic, Pacific Islander, American Indian, Alaska Native and Asian have disproportionate severe housing needs. White households earning over 50% of the Area Median Income have very low instances of severe housing problems, which is not true for other racial and ethnic groups.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	280	75	100
White	270	75	100
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	260	390	0
White	220	315	0
Black / African American	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	15	0	0
Hispanic	20	75	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	344	1,535	0
White	309	1,505	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	35	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	160	1,065	0
White	110	1,005	0
Black / African American	0	0	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	14	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

African American and Asian households have disproportionate housing cost burden of 30-50%, according to CHAS data. Pacific Islander and Hispanic households have higher severe cost burden of greater than 50%.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,165	2,062	875	100
White	6,840	1,890	755	100
Black / African American	10	15	0	0
Asian	45	50	0	0
American Indian, Alaska Native	30	0	4	0
Pacific Islander	10	0	15	0
Hispanic	230	105	95	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion:

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Yes, racial and ethnic groups other than white households in the 0 - 30%, the 51 - 80 and 81- 100% income ranges have disproportionate needs.

**If they have needs not identified above, what are those needs?**

Cost burden is the greatest need for all Lehi City households, and this is true for racial and ethnic minorities as well. No other disproportionate needs not identified above have been identified by Lehi City.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

No, CPD Maps data does not show concentrations of these racial or ethnic groups in Lehi City.



## NA-35 Public Housing – 91.205(b)

### Introduction

There is no public housing located within Lehi City, Utah. The Utah County Housing Authority does have Section 8 Vouchers that are used within Lehi City. In May of 2014, 52 vouchers were being used in Lehi City. Of these, five are Family Unification Voucher holders. Two are using VA VASH Vouchers in Lehi City. There were 107 Lehi City households on the waiting list for a Section 8 Voucher in May of 2014. The following information is provided by the HUD PIC data system for all of Utah County. The average Utah County Housing Authority household size is almost half (2 vs. 3.7) of the average Lehi City household. The largest group of Section 8 Voucher holders in Utah County are those with a disabled household member.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,057	0	891	2	58	106

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

The Utah County Housing Authority reports that in Lehi City, there are five tenants who are victims of domestic violence (the highest priority for receiving a voucher), 32 are single parents or couples with children, 10 are elderly or persons with disabilities, and five have family unification vouchers.

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,344	0	11,575	12,642	8,381
Average length of stay	0	0	0	4	0	4	0	2
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	1	0	0	0	1
# of Elderly Program Participants (>62)	0	0	0	153	0	137	0	0
# of Disabled Families	0	0	0	405	0	304	2	9
# of Families requesting accessibility features	0	0	0	1,057	0	891	2	58
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,019	0	857	2	55	105
Black/African American	0	0	0	10	0	6	0	3	1
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	16	0	16	0	0	0
Pacific Islander	0	0	0	10	0	10	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	115	0	102	0	7	6
Not Hispanic	0	0	0	942	0	789	2	51	100
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There is no public housing in Lehi City.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There are 107 Lehi City households on the waiting list for vouchers. Of these, 23 have very low incomes and 84 have extremely low incomes. They have the following characteristics: domestic violence victim (1), single parent or couple with children (62), elderly or person with disability (36) able bodies single or couple (8). The waiting list has been closed since September of 2012.

**How do these needs compare to the housing needs of the population at large**

Not surprisingly, the Section 8 waiting list has a very high percentage of extremely low income households, especially compared to the Lehi City population overall. There are also many elderly persons and persons with disabilities on the waiting list.

**Discussion**

According to CPD Maps data, only .99% of rental units in Lehi City are affordable to households at 30% AMI or less. This leaves very few choices for these households, who must have strategies such as applying for a Section 8 rental assistance voucher to pay for higher cost rental units.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Provo/Mountainland Continuum of Care "the continuum" is a three county initiative that encompasses Utah, Wasatch and Summit Counties and works collaboratively to assess and address the needs of homeless individuals and families throughout the geographic region. Multiple providers were interviewed to prepare this analysis of homeless needs within the Mountainland Continuum of Care jurisdiction. A Point in time count was conducted by the Continuum on January 29, 2014. Estimates from this count are not yet available, however the Housing Inventory Count (HIC) indicated high utilization levels in all programs. They include emergency shelter, domestic violence programs, re-entry housing, transitional housing and permanent supportive housing. A newly added transitional housing program was 100% utilized at the time of the count. The sheltered and unsheltered data below reflects the July 2013 Mountainland Continuum PIT count. The estimated yearly data was gathered between October 2012 and September 20, 2013.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	20	317	0	0	0
Persons in Households with Only Children	0	7	0	0	0	0
Persons in Households with Only Adults	95	19	601	0	0	0
Chronically Homeless Individuals	62	7	0	0	0	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	7	4	33	0	0	0
Unaccompanied Child	10	8	0	0	0	0
Persons with HIV	0	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:**

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

According to the Salt Lake City VA, there are two VA Supportive Housing Voucher holders that currently reside in Lehi City. Chronically homeless individuals or chronically homeless veterans rarely seek assistance in Lehi as shelters and other supportive services and transportation exists closer to the VAMC and in other areas. Utah Homeless Management Information System (Utah HMIS) reported thirty-three homeless veterans were counted in the Continuum's shelter system from 2012 to 2013 according to the 2013 Annual Homeless Assessment Report (AHAR): Veteran's supplement. The same report estimated total number of veterans in emergency shelter on an average night was five. The highest unsheltered subpopulations are those with Substance Abuse Disorders and those with Serious Mental Illness'. Providers report that housing affordability in Utah County is out of reach in many cases and returning veterans often pursue housing options elsewhere.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	108	34
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	2	1
Pacific Islander	4	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	26	1
Not Hispanic	88	34

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Homeless Service providers interviewed for this study report an increase in the needs of households with children throughout the continuum. The Community Action Services and Food Bank agency is a non-profit organization in Provo that operates four food pantries and a Family Development Program that assists families with finding stable housing, employment and other basic necessities. They operate a Home Buyer and Mortgage Counseling Program for education and foreclosure prevention. In 2012, Community Action Services and Food Bank assisted 209 Lehi City households (700 unduplicated people), with food and housing assistance. In 2013, 205 Lehi households received food and housing related assistance. The agency reports that 34 Lehi households sought mortgage counseling from the agency between 2012 and 2013. In the Mountainland Continuum jurisdiction (three county area), 171 children and 146 adults utilized emergency shelters between October 2012 and September of 2013. Households seeking homeless prevention services are on the rise.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of people utilizing shelter and services within the Mountainland Continuum of Care reported their race as white during the Point In Time Count in January 2014. Four reported their race as Pacific Islander or Native American and three self-identified as American Indian or Alaskan Native.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The most recent Point in Time count found twenty-seven unsheltered households within the Continuum. There were three unsheltered children and thirty-one people over the age of twenty-four.



Twenty homeless adults with Serious Mental Illness' were counted at this time. Of these adults, fourteen were unsheltered and six were sheltered. The Wasatch Mental Health agency is the primary street outreach mechanism for the Continuum and leads the Point in Time count. Twenty-three people counted on this day reported substance use disorders. Nineteen of these individuals were unsheltered and four were utilizing shelter on this day.

Twenty-three victims of domestic violence were counted in the point in time study and all were utilizing shelter at that time. Existing shelter and housing services do not meet the needs of this population and advocates sometimes are forced to refer victims to locations that are far from support and create additional barriers for families.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

There are several agencies that serve special needs populations in Utah County and throughout the Mountainland Continuum area. Populations include elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with substance use disorders, persons with HIV/AIDS and victims of domestic violence. Lehi City has supported efforts to address housing and services for homeless and non-homeless special needs populations through their membership in the Utah Valley Consortium of Cities and Counties (UVCCC). United Way of Utah County 2-1-1 Information and Referral provides printed lists and individual referrals to multiple human service, non-profit, and housing agencies that serve special needs populations in the area.

### **Describe the characteristics of special needs populations in your community:**

Residents of Lehi with special needs reflect the characteristics

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The Wasatch Mental Health Services district operates a supportive housing program and provides comprehensive mental health services to county governments and also contracts with Utah County jail. The need for supportive housing for this population exceeds the number of units available to serve them. Currently, the waiting lists for most of these supportive housing sites is extensive. Wasatch Mental Health provides intensive residential treatment in Provo and supervised supported residential treatment in Payson and independent residential treatment and housing in Provo and Springville. Eligible residents must have level 4 treatment needs and must be eligible for Medicaid. All residents in these programs participate in case management and therapy. Medication clinics and direct social work services are provided to inmates with mental illness' at the Utah County jail. Wasatch Mental Health also provides in-home case management, medication management and payee services for recipients of social security. An increasing need for case management in mental health and substance abuse systems is significant according to providers interviewed.

Victims of domestic violence are served through the Lehi City Police Department's Victim Advocate and through a variety of services at the Center for Women and Children in Crisis (CWCIC) that serves Utah, Wasatch, and Juab Counties. Shelter is consistently at full capacity and 43 percent of all homicides are domestic violence related. The SWCIC Shelter administers several programs with multiple staff. Barriers facing victims of domestic violence are significant. Lack of childcare prevents women from seeking employment and creates barriers to independence. Few women exiting shelter are able to

obtain affordable housing options and subsidized housing partners have limited resources to set aside. Although housing authority partners exist in the community, discharge from shelter remains challenging for many women who have experienced violence.

Providers of housing and services identify an increasing demand for housing opportunities for seniors in Utah County. According to the 2013 Utah Poverty Report, 4.7 percent of individuals living in poverty in Utah County are seniors. Currently there are over 100 seniors on the Utah County Housing Authority waiting list. The Utah County Housing Authority operates 16 senior units in Orem and 12 units in American Fork. Construction of 31 new affordable senior units in Springville begins in June 2014. There is one assisted living facility in American Fork (Beehive) that accepts Medicaid. In Lehi City, the Mountainland Association of Governments Aging and Family Services Division provides resources for seniors in Wasatch, Summit and Utah Counties. The senior center is utilized by residents of Lehi and surrounding communities.

Ability 1st/ Central Utah Center for Independent Living is located in Provo and serves residents throughout Utah County. This organization reports that transportation is a significant barrier for people with disabilities countywide. According to the agency there is a waiting list for people with disabilities in Utah county and throughout the continuum who that are in need of assistive technology/modifications in order to live independently. The most recent HUD/CHAS report shows there are approximately 100 people with disabilities at or below 30% of the HAMFI who also have one of more housing unit problem. 185 people with disabilities at 30 to 50 percent of HAMFI reported one or more housing unit problem. In Lehi City, issues such as overcrowding, cost-burdened or plumbing/ kitchen deficiencies are the more likely housing problems.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Statewide, HIV infections have increased each year since 2012. 110 people were diagnosed with HIV (3.9 cases per 100,000) according to the Utah HIV Fact sheet published by the Utah Department of Health. The State Community Services Office (SCSO) administers the Housing Opportunities for People with Aids (HOPWA) program. According to the Utah Aids Foundation, there is consistent demand for housing vouchers for people with HIV/AIDS throughout Utah. The Ogden Housing Authority and Salt Lake City Housing Authority administer the HUD funded program. All persons in Utah with HIV/Aids receive case management services from either the Utah Aids Foundation or Clinic 1A. Both organizations refer clients directly to both housing authorities' when vouchers are available. There was no known waiting list data available.

### **Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Generally Lehi City public facilities such as community centers, senior centers, police and fire stations, recreation centers are all in good condition. Lehi is experiencing significant growth particularly in the northern end of its municipal boundaries. As the population continues to increase, new facilities and facility expansions will have to be provided.

Lehi is transforming from an agricultural service community into an urban community with many large employers. The expanded jobs base has also created many low wage service jobs working in retail, lodging, and food and beverage. With the increased population, regional community service organizations are seeing increases in demand for supportive services such as affordable housing, domestic violence sheltering, elderly services, support for individuals with mental and physical challenges, homeless and homeless prevention assistance and other human services. Virtually all of the service providers which provide supportive services to Lehi residents are located in distant communities. Most service providers have their facilities in Provo which is a 17 mile car ride from Lehi. As service demands increase, Lehi City may see the need to provide support for opening public facilities to serve Lehi residents in the community. There may be a need for emergency housing or a domestic violence safe house in the future.

### **How were these needs determined?**

As part of the Consultation Process, numerous City Officials and service providers were interviewed. In preparing the needs analysis and market analysis sections of this plan, data was gathered from CPD sources and local sources which document the growing need for more community services in the community. Presently there is little office or facility space for service providers to provide the needed services within Lehi municipal boundaries.

### **Describe the jurisdiction's need for Public Improvements:**

Because Lehi City is facing challenges from the growth of population and because some of the older neighborhoods have a sizeable number of low income residents, the City has been unable to create special improvement districts or add taxing structures to modernize and improve such infrastructure items as: pressurized irrigation and fire hydrant water lines, storm drainage, water and sewer service connections and mains, street paving, etc. In some of the older neighborhoods, near the City Center those areas often do not include such transportation basics as sidewalks, bike lanes, and paved roads with improvements such as storm drainage and curb and gutter.

### **How were these needs determined?**

The Lehi City Administration maintains a capital improvements survey process which yields an annual updated Capital Improvements Plan. Lehi City Public Works and Engineering staff conduct an annual update of public improvements and maintains a rolling list of potential projects based on identified needs and conditions.

### **Describe the jurisdiction's need for Public Services:**

Consultations conducted for this Consolidated Plan produced anecdotal and statistical information that service demands coming from low income populations were increasing. In order to address those needs, more resources could be allocated to eligible public service activities in the future. Service providers have been supported with County-wide allocations from CDBG, Emergency Solutions Grant CSBG and FEMA funding. As the population and demand for services increases, Lehi City may have to examine the benefits of providing some of its CDBG Entitlement funding to support public service efforts that have been funded through the County-wide allocation process. Because the anticipated award of Entitlement CDBG is limited, the City has chosen to address priority health and safety needs in low-income Census tracts with its initial award. Once those needs have been addressed, there may be the opportunity to provide more support for public services delivered to residents within the jurisdiction.

### **How were these needs determined?**

The Consultation Process yielded information from service providers and residents on the need for Public Service Activities. Additional research involved analysis of reports and data relating to special needs populations, homelessness, domestic violence incidence and the number of victims sheltered, income and housing data.

# **Housing Market Analysis**

## **MA-05 Overview**

### **Housing Market Analysis Overview:**

Lehi City is a fast growing community. The population has exploded over the past 10 years, and growth is expected into the foreseeable future as employers move to the area or add employees. In reaction to this growth in jobs and population, builders have constructed a large number of housing units in the past decade. Since 2000, Lehi City has had 52.9% of all housing units constructed. This includes 5,113 owner occupied units and 891 rental units. The cost of housing has also risen during this time period, making it difficult for low and moderate income households to afford living in Lehi City. Many must travel south to lower cost communities in order to find an affordable place to live, which can lead to longer travel time to work.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Overwhelmingly, the housing stock in Lehi City is made up of single family detached and attached homes. there are very few units that are in buildings with two or more units, and only a few hundred apartments in larger complexes in Lehi City. Lehi City has a large average household size of 3.7, and the number of bedrooms in housing units reflects a market need for larger housing units. Over 90% of owner occupied housing units have three or more bedrooms, and 70% of rental units have three or more bedrooms. Very few units have one bedroom in Lehi City.

The vacancy rate for units in Lehi City is 3.9%, according to the US Census Bureau, which is low. Most vacancies are rental units waiting to be occupied, or units that will be used for seasonal or recreational use.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,942	84%
1-unit, attached structure	763	6%
2-4 units	410	3%
5-19 units	386	3%
20 or more units	229	2%
Mobile Home, boat, RV, van, etc	96	1%
<b>Total</b>	<b>11,826</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	3	0%
1 bedroom	99	1%	135	7%
2 bedrooms	436	5%	444	23%
3 or more bedrooms	8,862	94%	1,370	70%
<b>Total</b>	<b>9,397</b>	<b>100%</b>	<b>1,952</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Occupied Units by Tenure and Year Built  
2006-2010 5 year average

	<u>Lehi City</u>					
	Owner Occupied		Renter Occupied		Total Occupied	
	Number	Percent	Number	Percent	Number	Percent
Built 2000 or later	5,113	54.41%	891	45.65%	6,004	52.90%
Built 1980-1999	2,821	30.02%	410	21.00%	3,231	28.47%
Built 1950-1979	1,047	11.14%	473	24.23%	1,520	13.39%
Built 1949 or earlier	416	4.43%	178	9.12%	594	5.23%
Total	9,397	82.80%	1,952	17.20%	11,349	

Units by Tenure and Year Built

Vacant Housing Units  
2006-2010 5 year average

	<u>Lehi City</u>	Utah County
Total Occupied Units	11,826	142,770
Total Vacant Units	477	7,150
Vacancy Rate*	3.9%	4.8%

Vacant Units

Year	Single Family (Units)	Average Value per Unit	Multi-Family (Units)	Average Value per Unit
2013	374	\$269,952	39	\$167,458
2012	556	\$260,141	29	\$162,672
2011	359	\$254,407	40	\$168,069
2010	282	\$253,318	48	\$171,976
2009	189	\$223,085	65	\$133,863
2008	192	\$244,136	91	\$177,870

Building Permits in Lehi City

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

There is only one price restricted rental property located in Lehi City. The Mayflower Harbor Apartments has 192 price restricted units at 60% of the Area Median Income (AMI). The property has 63



two bedroom and 128 three bedroom units, priced at \$775 for a two bedroom and \$875 for a three bedroom unit. In May of 2014, the property had seven vacancies and no waiting list.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no expiring units in the affordable housing inventory in Lehi City.

**Does the availability of housing units meet the needs of the population?**

No, there is unmet need for more price restricted rental housing, especially for households earning 50% of the AMI or less. The Section 8 voucher waiting list and number of cost burdened rental households in Lehi City, in conjunction with no inventory of units restricted at this rent level, provide this demand.

**Describe the need for specific types of housing:**

Lehi City has a very low percentage of rental units compared to owner occupied units. As the City grows and adds many new types of jobs - white collar, and service and support jobs - the need for more rental housing will increase.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The cost of housing has increased substantially in Lehi City over the past decade. The following table shows that the median home value rose 67% between 2000 and 2010, and the median rent rose 52% during the same time period. As Lehi City has grown, housing has become more expensive. The median rent in Lehi City is higher than throughout Utah County, as is the median home value. There are fewer rental units available at lower rent ranges than in other parts of Utah County, making it difficult for lower income renters to find an affordable unit in Lehi City. The same is true for owner occupied units and units for sale. Lehi City has a lower percentage of units valued at \$200,000 or less than throughout Utah County.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	148,400	248,200	67%
Median Contract Rent	581	881	52%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	210	10.8%
\$500-999	902	46.2%
\$1,000-1,499	670	34.3%
\$1,500-1,999	170	8.7%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>1,952</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Renter Occupied Units by Contract Rent  
2006-2010 5 year  
average

	<u>Lehi City</u>		Utah County	
	Number	Percent	Number	Percent
No cash rent	107	5.48%	2,146	5.17%
\$0-\$499	103	5.28%	6,633	15.99%
\$500-\$599	163	8.35%	7,210	17.38%
\$600-\$699	360	18.44%	7,273	17.53%
\$700-\$799	216	11.07%	4,617	11.13%
\$800-\$899	100	5.12%	3,411	8.22%
\$900-\$999	63	3.23%	2,006	4.84%
\$1000-\$1249	398	20.39%	4,290	10.34%
\$1250-\$1499	272	13.93%	1,892	4.56%
\$1500-\$1999	170	8.71%	1,510	3.64%
\$2000 or More	-	0.00%	490	1.18%
Total	1,952		41,478	
Median Contract Rent	\$881		\$675	

Source: 2006-2010  
American Community  
Survey

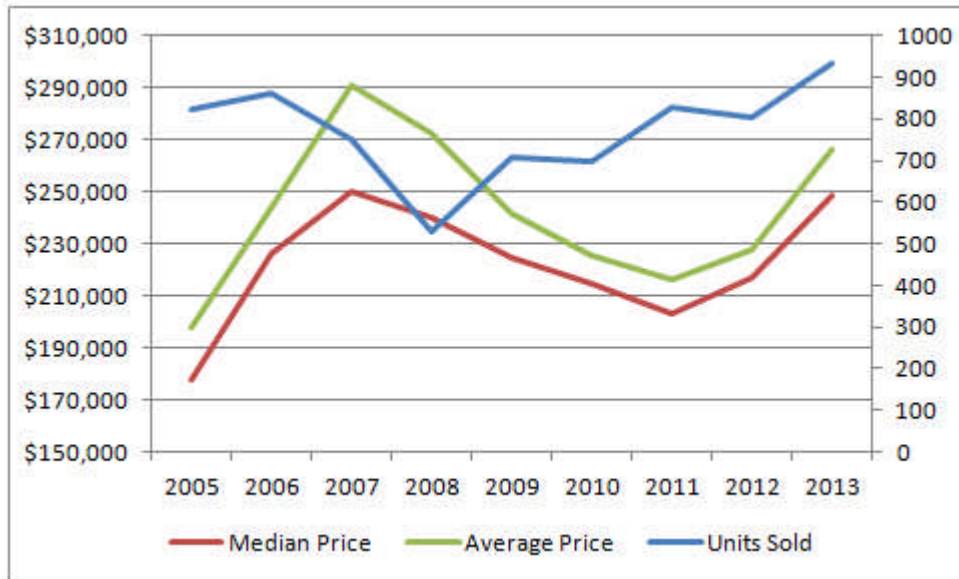
**Rents in Lehi City and Utah County**

Owner Occupied Units by Home Value  
2006-2010 5 year average

Home Value	<u>Lehi</u>		Utah County	
	Number	Percent	Number	Percent
Less than \$50,000	121	1.29%	2,172	2.31%
\$50,000 to \$99,999	116	1.23%	1,540	1.64%
\$100,000 to \$149,999	459	4.88%	9,363	9.95%
\$150,000 to \$199,999	1,688	17.96%	20,689	21.98%
\$200,000 to \$299,999	3,979	42.34%	31,450	33.41%
\$300,000 to \$499,999	2,643	28.13%	21,501	22.84%
\$500,000 or more	391	4.16%	7,427	
Total Owner Occupied Units	9,397		94,142	
Median Value	\$248,200		\$233,800	

Source: 2006-2010 American Community Survey

**Home Values in Lehi City and Utah County**



**Sales Trends in Lehi City**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	20	No Data
50% HAMFI	145	105
80% HAMFI	799	504
100% HAMFI	No Data	1,638
<b>Total</b>	<b>964</b>	<b>2,247</b>

**Table 31 – Housing Affordability**

Data Source: 2006-2010 CHAS

### Renter Affordable Housing Gap

Income	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI
Lehi Renter Households	105	194	252
Affordable Units	20	145	799
Gap	85	49	None

### Rental Housing Gap

	4 Person Household Income Limit	Price Affordable	Units Available 12 Month Supply	Median Price	Gap
30% AMI	\$19,250	\$106,000	6	\$248,569	\$142,569
50% AMI	\$32,100	\$175,960	84	\$248,569	\$72,609
60% AMI	\$38,520	\$212,000	102	\$248,569	\$36,569
80% AMI	\$51,350	\$280,900	438	\$248,569	(\$32,331)

## Sales Market Gap

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	477	610	729	1,054	1,291
High HOME Rent	507	610	729	1,054	1,208
Low HOME Rent	507	610	729	872	973

Table 32 – Monthly Rent

Data Source Comments:

## Is there sufficient housing for households at all income levels?

Lehi City has a tight housing market. There is a gap of 134 units affordable to renter households at 50% AMI or less, according to the CSI analysis above. There are no subsidized rental units targeted to this income range within Lehi City. There are also few units on the sales market that are affordable to potential owners at 60% AMI or less. According to realtors interviewed for this analysis, it can be very hard for first time moderate income buyers to find any affordable units for sale in Lehi City. They often have to travel to other communities to live, though they work in Lehi City.

## How is affordability of housing likely to change considering changes to home values and/or rents?

As Lehi City continues to grow and the number of employees in Lehi City grows, housing prices will continue their upward price trend. The city is a desirable place to live, with access to Salt Lake City and proximately to many jobs. Lower income and moderate income households will have a harder time finding decent, affordable units within the City. With few larger rental complexes being built, the gap for rental housing will continue.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median rent in Lehi City has grown to \$990 in 2012, according to the US Census American Community Survey. This is higher than the Fair Market Rent and High and Low HOME rent limit for one

and two bedroom units, but lower than the three bedroom unit. It can be challenging for households with Section 8 rental assistance vouchers to find units that have rents at or below the FMR in Lehi City.

## **Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD calculates the number of occupied housing units with one or more selected conditions, by tenure. These conditions include:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- More than one person per room
- Const burden greater than 30%

In Lehi City, very few housing units lack complete plumbing. The 2012 American Community Survey reports that only 38 occupied housing units in Thornton lack complete plumbing. Another 176 occupied housing units lack a complete kitchen.

Cost is the major housing condition identified by HUD CHAS data as an issue in Lehi City. Over 30% of all Lehi City owners and 41% of rental units had one housing condition. Most of the housing in Lehi City has been built in the past 20 years. Very few units were constructed before 1980, and only 4% of owner occupied units and 9% of renter occupied units were constructed before 1950.

### Definitions

The Utah County Housing Authority provides rehabilitation services to residents of Utah County, including those in Lehi City. Lehi City does not fund any housing rehabilitation programs. However, the City will use the following definitions:

Substandard Condition - All deteriorated and dilapidated housing units

Substandard Condition but Suitable for Rehabilitation - A substandard unit that is both structurally and financially feasible to rehabilitate

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,053	32%	795	41%
With two selected Conditions	53	1%	25	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,291	67%	1,132	58%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total</b>	<b>9,397</b>	<b>100%</b>	<b>1,952</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2006-2010 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,113	54%	891	46%
1980-1999	2,821	30%	410	21%
1950-1979	1,047	11%	473	24%
Before 1950	416	4%	178	9%
<b>Total</b>	<b>9,397</b>	<b>99%</b>	<b>1,952</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2006-2010 CHAS

While the housing stock in Lehi City is relatively new, HUD still estimates that 11% of owner occupied housing units were built before 1980 and have children living in them. These units are at risk of having lead-based paint hazards.

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,463	16%	651	33%
Housing Units build before 1980 with children present	1,005	11%	3,645	187%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

## Vacant and Foreclosed Housing Units in Lehi City

Lehi City has very few vacant units that are not for rent, for seasonal use, or for sale. There are also very few bank owned foreclosures in Lehi City, according to data provided by RealtyTrac. CSI estimates that there were only 5 REO properties in Lehi City in May of 2014. None are not suitable for rehabilitation. According to local realtors, investors buy up most foreclosures for cash and turn them into rental units.



## Vacant Units

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units	477	0	477
Abandoned Vacant Units	0	0	0
REO Properties	5	0	5
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

American Community Survey 2006-2010

**Data Source Comments:**

## Need for Owner and Rental Rehabilitation

The Utah County Housing Authority offers a home repair program for households at 80% AMI or less. Owners in Lehi City who meet the income qualifications for this program can borrow funds to make necessary repairs to their homes. Very few homes in Lehi City are over 20 years old, and housing rehabilitation is not a high priority concern.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD estimates that in Lehi City, there are 1,463 owner occupied and 631 renter occupied houses that were built before 1980. These units may have lead based paint. HUD estimates that nationally, approximately 20% of these units contain lead. Using this national statistic, we can approximate that 293 owner occupied units and 126 renter occupied units in Lehi City are likely to have a lead hazard.

## Discussion

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Utah County Housing Authority administers Section 8 Vouchers serving Lehi City. A total of 52 vouchers were being used in Lehi City in May of 2014. There are no public housing units located in Lehi City.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0	1,059			0	538	956
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units located in Lehi City.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

NA

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

NA

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Mountainland continuum provides shelter, transitional housing, permanent supportive housing in the three county jurisdiction. There were a total of 360 beds in the housing inventory count (HIC) in January 2014.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	29	0	30	250	20
Households with Only Adults	1	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

Public assistance programs or mainstream services are federal and state programs that exist to support various populations in maintaining independence. Programs such as TANF (Family financial assistance), food assistance and employment assistance and eligibility information is available at Department of Workforce Services in Lehi City. Applications can be submitted online or in person at any of the workforce centers. Mainstream services are available online and many homeless services providers in the Mountainland Continuum provide direct assistance on-site to their clientele. In addition to housing, the continuum agencies seek to provide effective support services to homeless, chronic homeless and near homeless families and individuals. Initial stabilization, transitional housing, permanent housing, and access to benefits (mainstream resources) are primary goals of the continuum.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Within the Mountainland Continuum of Care, there are six Emergency Shelter (ES) program. They include domestic violence shelters, motel voucher programs and shelter for individuals. There are three transitional housing programs and ten permanent supportive housing programs at full capacity.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Lehi is undergoing substantial economic expansion. Because of the large number of jobs that have been added into the communities, builders have pursued aggressive home building plans. Based on consultations with builders, developers and Lehi City Planning staff, the regulatory process in Lehi is streamlined and provides developers with fast turnaround in getting development applications reviewed and permitted. Lehi experienced declines in home values during the Great Recession. This slowed the demand for new homes and resulted in decreases in land values as well. As the economic expansion in Lehi has continued, new development plans for both housing and employment centers is showing an increase. The building pace at the present time is robust and there seem to be no regulatory barriers or City policies that are constraining the market. The City has a moderate income housing plan included in its General Plan. The City policy is to encourage a diverse supply of housing affordable for differing income levels. The City has also completed an analysis of its zoning regulations and concluded that the zoning policies presently in effect, allow for a generous supply of both single family detached and multi-family homeowner and rental housing.

The cost of land, labor and materials for new construction is a barrier to the creation of more affordable housing in Lehi. While the Moderate Housing Plan identified an adequate supply of for-sale housing affordable to those with modest incomes, the market forces are reducing that supply because of population and job growth. The challenge for the affordable housing supply is compounded by the lack of capacity among private developers and mission driven housing developers to plan projects in Lehi. Since the demand for affordable housing is very strong throughout the Wasatch Valley, affordable developers have focused on larger communities which do not require as much logistical planning and travel to bring the necessary equipment, manpower, and supplies to the construction site as it does in Lehi. As growth continues and demand increases, there likely will be developers who will be willing to deal with the extra logistical challenges because of strong demand for affordable products in Lehi.

### **MA-40 barriers to affordable housing**

The cost of land, labor and materials for new construction is a barrier to the creation of more affordable housing. While the Moderate Housing Plan identified an adequate supply of for sale housing for moderate income households, the market since 2010, has negatively impacted the affordability of that supply. The challenge for affordable housing is compounded by the lack of capacity among private developers and mission driven housing developers to plan projects in Lehi. Since the demand for affordable housing is very strong throughout the Wasatch Valley, affordable developers have focused on larger communities which would not require as much logistical planning and travel to bring the necessary equipment, manpower and supplies to the construction site as it would in Lehi. As growth continues and demand increases, there likely will be developers who will be willing to deal with the extra logistical challenges of building an affordable product.





## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

While there are many jobs and growing employers in Lehi City, the city is also home to a large number of commuters. There were 14,745 workers in Lehi City, according to the following table, and 9,110 jobs. Lehi City exports more professional workers and imports more workers in lower wage jobs such as retail trade, and arts, entertainment and accommodations. US Census Bureau 2011 "On the Map" data shows that there are 1,694 residents who also work in Lehi City. There are 17,808 residents who commute out to work, and 7,691 who commute into Lehi City for work. Lehi City is part of the greater Salt Lake City metropolitan area, and its location on the southern edge of the metro area also allows residents to commute to other Utah County communities such as Orem and Provo. Commuter pattern data shows that the largest percentage of commuters are traveling to Lehi City from communities north of Lehi and Orem for work, and almost 50% commute 10 miles or less to Lehi City, while another 35% travel 10 to 24 miles to Lehi City for work. The majority of Lehi City residents who commute out of town for work are traveling north to the Salt Lake City metropolitan area.

### Economic Development Market Analysis

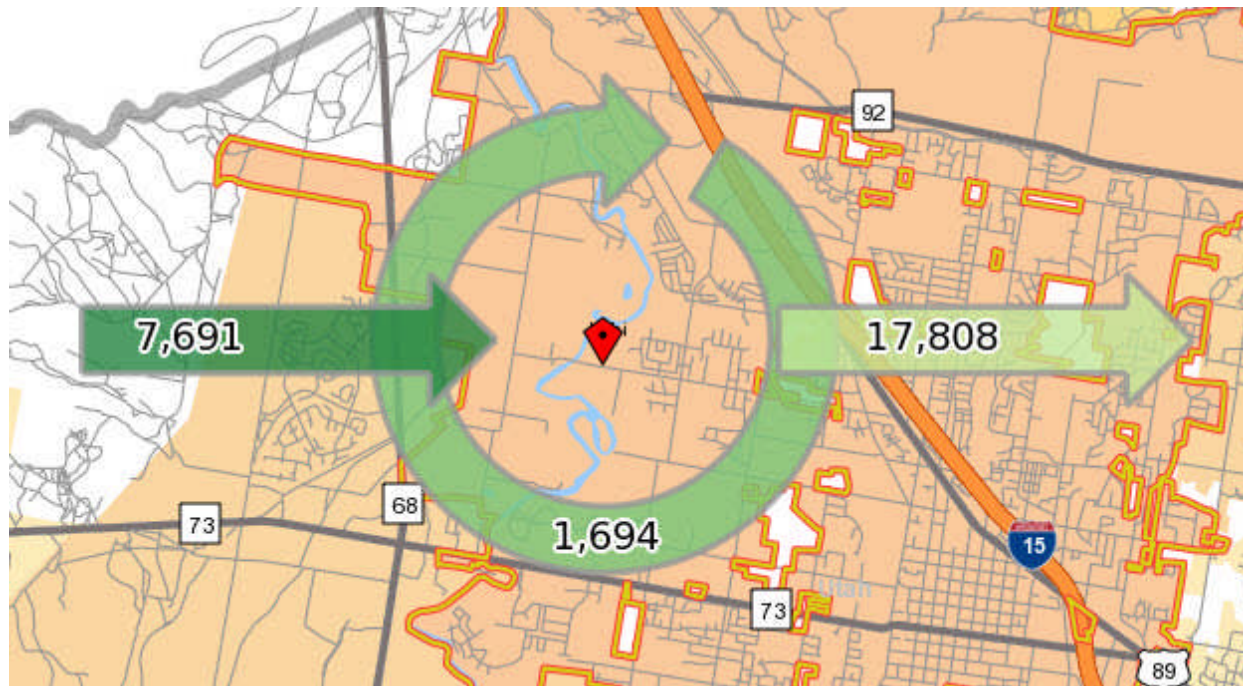
#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	128	110	1	1	0
Arts, Entertainment, Accommodations	1,477	1,173	10	13	3
Construction	1,313	1,350	9	15	6
Education and Health Care Services	2,387	841	16	9	-7
Finance, Insurance, and Real Estate	1,158	340	8	4	-4
Information	718	122	5	1	-4
Manufacturing	1,719	1,829	12	20	8
Other Services	418	280	3	3	0
Professional, Scientific, Management Services	1,789	790	12	9	-3
Public Administration	46	86	0	1	1
Retail Trade	2,384	1,460	16	16	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	416	94	3	1	-2
Wholesale Trade	793	635	5	7	2
Total	14,746	9,110	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)



**US Census "On The Map" Commuter Data**

The following chart estimates an unemployment rate of 5.55% in Lehi City. Newer 2012 American Community Survey data estimates a rate of 7.7% in Lehi City. The unemployment rate for younger residents of Lehi City is higher than the rate for older residents.

## Labor Force

Total Population in the Civilian Labor Force	17,490
Civilian Employed Population 16 years and over	16,519
Unemployment Rate	5.55
Unemployment Rate for Ages 16-24	14.64
Unemployment Rate for Ages 25-65	3.68

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

By far, the occupations with the largest number of employees in Lehi City are management, business and finance, followed by sales and office. Lehi City is home to many larger companies and computer related firms, which is reflected in the following chart. Jobs in technical companies are growing as companies such as Micron, Adobe and Exactware add over 3,000 new jobs.

Occupations by Sector	Number of People
Management, business and financial	5,234
Farming, fisheries and forestry occupations	762
Service	1,158
Sales and office	2,515
Construction, extraction, maintenance and repair	1,546
Production, transportation and material moving	867

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,626	64%
30-59 Minutes	4,905	33%
60 or More Minutes	560	4%
<b>Total</b>	<b>15,091</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

Lehi City has a very educated workforce, with 62% of the workforce having a bachelor's degree or higher. The unemployment rate for those without a high school education is 12.2% - more than double the 6.0% rate for those with a high school education or 5.9% rate for those with some college or associates degree, or 2.1% for those with a bachelor's degree or higher.

## 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	762	106	190
High school graduate (includes equivalency)	2,417	155	795
Some college or Associate's degree	5,186	327	2,127
Bachelor's degree or higher	5,287	113	1,475

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

The most educated age groups in Lehi City are those in the 35 - 44 age range (39.3%) and the 25 - 34 age range (38.4%). In the 18 -24 year age range, there are many residents who have some college but no degree, who are most likely working towards their degree.

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	21	63	46	141	7
9th to 12th grade, no diploma	262	404	261	143	117
High school graduate, GED, or alternative	968	1,301	907	1,159	478
Some college, no degree	1,299	2,543	1,420	1,467	628
Associate's degree	111	1,026	639	614	119
Bachelor's degree	193	2,498	1,496	1,053	269
Graduate or professional degree	20	830	620	412	190

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

Not surprisingly, the more education residents have, the higher their earnings in Lehi City. Residents with graduate or professional degrees earn more than double those with a high school degree or less.

#### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	30,395
High school graduate (includes equivalency)	28,283
Some college or Associate's degree	35,210
Bachelor's degree	50,587
Graduate or professional degree	73,349

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

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

The major employment sectors in Lehi City are manufacturing, retail trade, construction, and arts, entertainment and accommodations.

#### **Describe the workforce and infrastructure needs of the business community:**

According to the Lehi City Economic Development office, the largest current need is commercial space and land with infrastructure to accommodate business growth in Lehi City.

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

The City is working to build new business parks and extend utilities to areas of the city that can accommodate growth. The city has a plan to run infrastructure to 1,000 acres on the west side of Lehi City to allow new businesses to locate to the city. Opening new areas of Lehi to business development will continue the 20 year trend of expansion of jobs and population in Lehi City. A new hospital is being built, four new hotels are being constructed in town, and there is a new outlet mall. There is a need for a new grocery store, and outlets to sell many products within the City. Many employers are importing labor and many people who get jobs in Lehi City live outside the community.

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

Lehi City has a highly educated and skilled workforce, residents who have moved to the community for the high paying professional jobs.

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

Lehi City currently directly participate in any workforce training initiatives. These are handled through Utah DWS (Department of Workforce Services) and MATC (Mountainland Applied Technical College). Participants in these existing programs will gain skills that will be valuable for the Lehi City workforce.

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

Yes

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

Lehi is participates in the MEDD 2013 Comprehensive Economic Development Strategy Update finished this year, specifically in the market development for Utah county and the target industries with their associated incentives through State, County and Local entities. The Mountainland Economic Development District has a Strategy goal of supporting entrepreneurs using one of the most successful entrepreneurship networks in the nation, supporting local business creation and retention, as well as goals to bring high speed internet to all residents of the District. The District also has a Quality of Life goal to ensure that residents have affordable living within the District.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

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

There are concentrations of extremely low income and moderate income households with one or more of the four severe housing problems in northern Lehi City. In this area (please see the attached maps for detail), over 88% of extremely low income, 60 - 83% of low income, and 76% of moderate income households have one or more housing problem.

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

While some census tracts in Lehi City have higher concentrations of Hispanic households than others, there are no concentrations of racial or ethnic minorities in Lehi City.

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

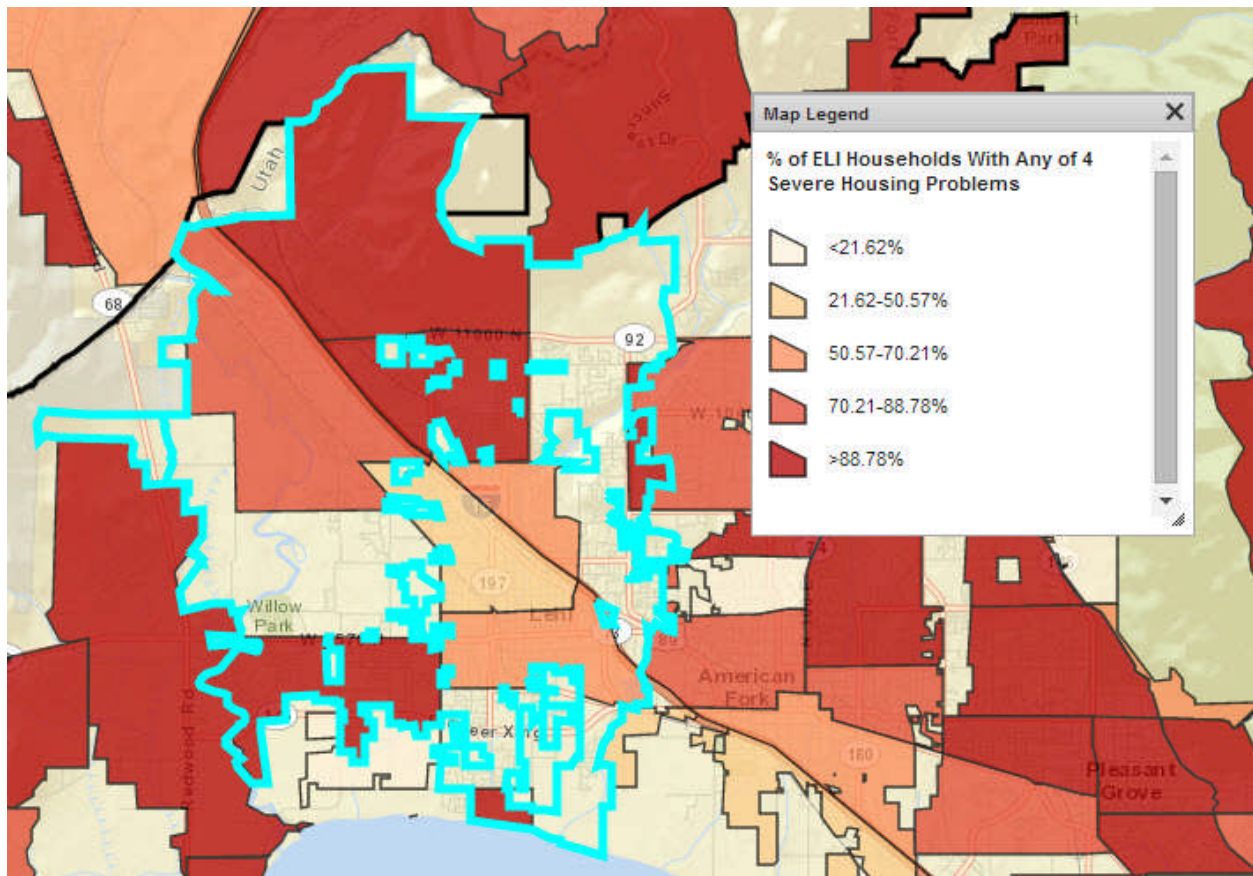
Surprisingly, the poverty rate in the census tracts with high concentrations of housing problems is not high. The home values in these tracts are between \$140,000 and \$463,000, and have risen by over 75% since 2000. These areas have high owner occupancy rates of over 70% to over 87%. Rents are the highest in Lehi City, with a median of over \$1,498. Rents in this area, and throughout much of Lehi City, have risen over 35% since 2000.

### **Are there any community assets in these areas/neighborhoods?**

These neighborhoods are located at the northern tip of Lehi City, and are closest to Salt Lake City and the metro Salt Lake area, including many jobs.

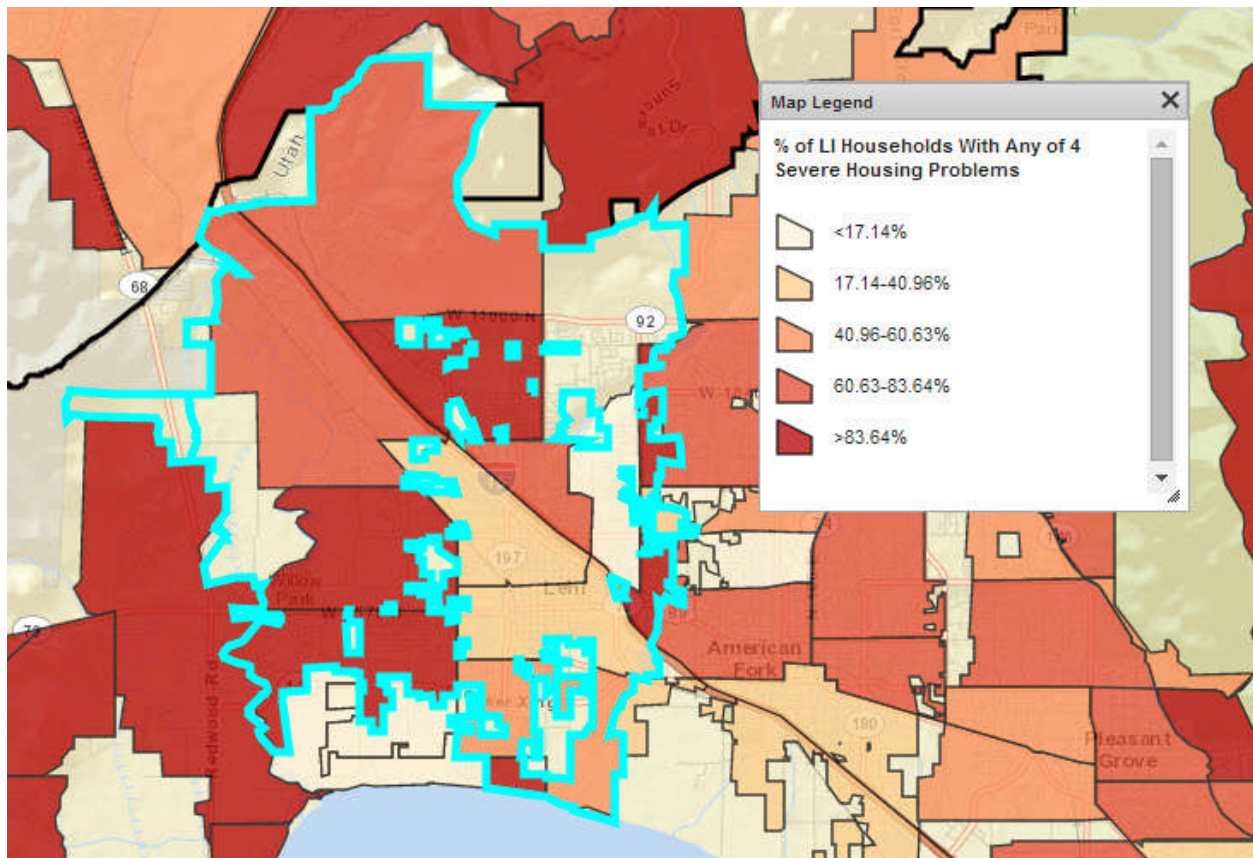
### **Are there other strategic opportunities in any of these areas?**

No, growth is happening in the western sections of Lehi City, which are less developed than in northern Lehi City.

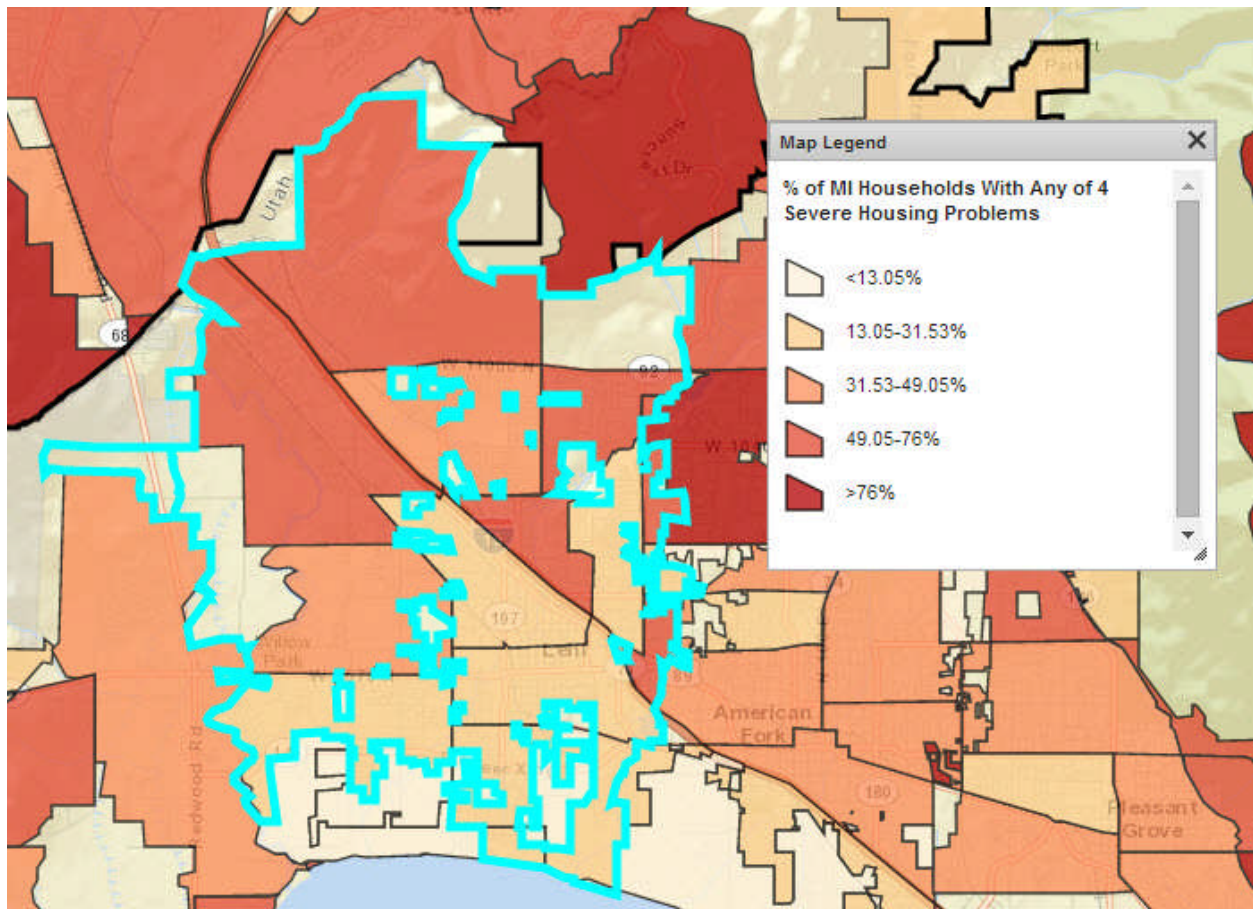


**Concentrations of Extremely Low Income Households with Severe Housing Problems**

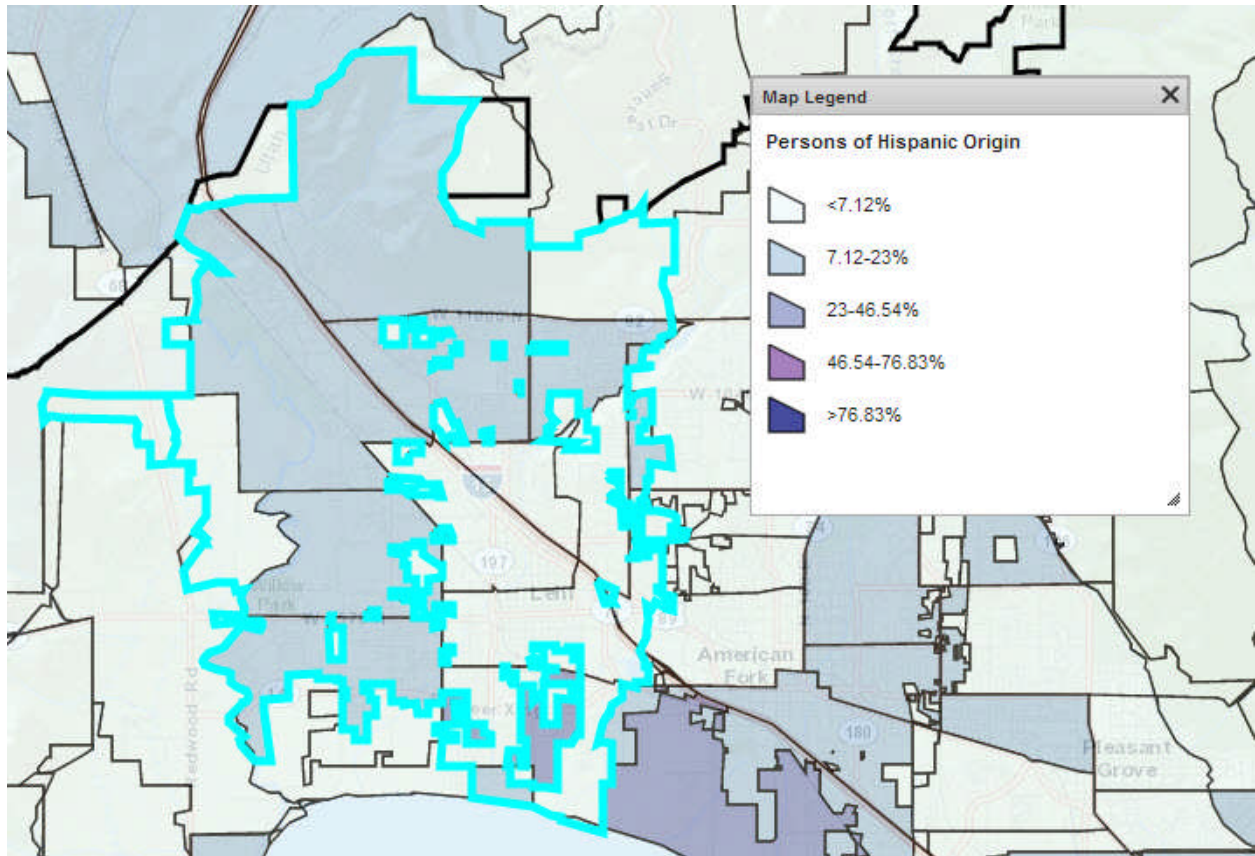




**Concentrations of Low Income Households with Severe Housing Problems**



**Concentrations of Moderate Income Households with Severe Housing Problems**



**Hispanic Households in Lehi City**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Lehi as a new CDBG entitlement has committed to a strategy of addressing the most pressing needs in the community. With limited CDBG funding, the City will begin addressing its priority needs for improvements to the public infrastructure. It has focused the CDBG activity in a LMI census tract that has suffered from inadequate public investment for some time. By creating a phased project plan, the City will be able to address the most pressing need during the term of this Consolidated Plan. Lehi has identified other priority needs and will continue to address them by participation in regional structures which have shared resources to impact those needs. As the CDBG resource is freed up from the public infrastructure projects, more support for agencies which provide services to impact those other priority needs will be available.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

1	<b>Area Name:</b>	Downtown Historic Lehi
	<b>Area Type:</b>	Old Lehi City qualified census tract with need for infrastructure improvements
	<b>Other Target Area Description:</b>	Old Lehi City qualified census tract with need for infrastructure improvements
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West. The project area runs along 200 North from 100 West to 400 West. Also included are 200 West and 300 West from 200 North to Main Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The target area falls within the Lehi City Downtown Revitalization Area, which was approved by the City Council on February 13, 2007. Downtown Lehi is the historic core of the community, and while most of Lehi has been experiencing phenomenal growth, this area has remained relatively unchanged.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This is a low/mod census block group, and studies of infrastructure improvement needs by City staff identified the improvements needed in this area.
	<b>Identify the needs in this target area.</b>	Much of the infrastructure in the project area is aging and undersized according to the current minimum standards. The proposed project will include upsizing the Pressurized Irrigation line which provides fire projection, as well as completing curb, gutter, street paving and sidewalk. Drainage improvements will also be needed, as necessitated by the installation of new curb and gutter, thus the inclusion of a connector line on 200 West and 300 West.

	<b>What are the opportunities for improvement in this target area?</b>	These improvements will lessen health and safety threats to the low and moderate income residents within the Census tract, and businesses in the area.
	<b>Are there barriers to improvement in this target area?</b>	no

**Table 47 - Geographic Priority Areas**

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Downtown Historic Lehi area, defined as 200 North from 100 West to 400 West, is in need of secondary water lines, curb and gutter upgrades, and some storm drains. This area may also need street upgrades. It is within a 100% LMI census block group, tract 000103 block group 1, and is a priority geographic area for improvement in Lehi City. This is the lowest income census tract in Lehi City.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Health and Safety improvements to infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	Old Lehi City qualified census tract with need for infrastructure improvements
	<b>Associated Goals</b>	Health and Safety Improvements to Infrastructure
	<b>Description</b>	The City of Lehi will provide the engineering and project management to upgrade multiple infrastructure items in the historic Central Downtown neighborhood. Until Lehi City became an entitlement community, eligible for CDBG funding there has not been a financing tool in place to assist this lower income neighborhood in a LMI census tract. Because to the incomes of the residents of the older smaller homes, the City did not feel that it could create a special taxing district or create an improvement bond that would require the homeowners to pay more to make the needed health and safety improvements. The project will be a multi-year project will replace and install new water, sewer lines; enclose an existing open drainage ditch, complete paving of the streets and install a new pressurized irrigation water system that will service the landscaping needs of the residents and provide sufficient capacity for firefighting in the neighborhood.

	<b>Basis for Relative Priority</b>	The outmoded infrastructure in the geographic targeted neighborhood presents several severe threats to resident health and safety. The continued use of wells and septic systems on relatively small parcels of city lots provides the possibility of contamination by sewage and the potential to have the groundwater supply polluted. The open drainage ditch represents a danger to autos and pedestrians because cars or people could fall into the ditch. The lack of full capacity pressurized irrigation system for fire fighting could result in firefighters not having adequate quantities of water to suppress structural fires. Because there have been few financing tools available to Lehi to make the needed improvements in this LMI neighborhood, the consultation process and public participation process has provided a strong indicator that addressing the immediate health and safety needs should be a high priority. Because of the expense of the overall project, \$1,008,720.00 it will take several years to complete all the needed items.
2	<b>Priority Need Name</b>	Decent housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Decent Housing for homeless households



	<b>Description</b>	<p>The City of Lehi works regionally to address the housing needs of homeless households who are unable to obtain decent housing without assistance.</p> <p>Homelessness in Utah County is a regional need and the communities that form the Mountainland/UVCC provide support through regional allocations to service and housing agencies which provide assistance to those in need. Historically, Lehi City has been a small agricultural service community that did not have a significant homeless need. As the population of Lehi continues to grow rapidly, Lehi has tried to address those needs through regional organizations and regional funding pools.</p> <p>Most services providers do not have an infrastructure established in Lehi to provide homeless services and the regional Continuum of Care has been the most viable way of addressing those needs.</p>
	<b>Basis for Relative Priority</b>	<p>Lehi has had limited resources to apply to homeless needs. Lehi has contributed its share of regional allocations to support the provision of services and housing by regional agencies that have the necessary infrastructure to deliver services to the homeless population. Lehi residents can access housing and homeless services through those agencies. The low priority assignment is made only because of a lack of resources to address all the pressing needs in the community. As the City is able to remediate critical health and safety threats, its entitlement CDBG funds will provide some support to continue and expand the regional service delivery model now in use throughout Utah County.</p>
<b>3</b>	<b>Priority Need Name</b>	Supportive Services for special needs households
	<b>Priority Level</b>	Low
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>veterans</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Supportive Services for special needs households
	<b>Description</b>	Lehi City will continue to work regionally to support agencies which can provide supportive services to households who deal with special challenges. Both homeless and other households with special needs have difficulty in obtaining and maintaining stable, decent housing if they lack the needed supportive services that provide support in addressing the special challenges they face. There is a regional service delivery model in place which special needs households can access to obtain the needed services. Lehi residents can obtain those services regionally and can choose whether to maintain their housing in Lehi or to apply for housing assistance in a larger community where service providers are located.
	<b>Basis for Relative Priority</b>	Lehi has had limited resources to apply to special needs. Lehi has contributed its share of regional allocations to support the provision of services and housing by regional agencies that have the necessary infrastructure to deliver services to the special needs population. Lehi residents can access housing and supportive services through those agencies. The low priority assignment is made only because of a lack of resources to address all the pressing needs in the community. As the City is able to remediate critical health and safety threats, its entitlement CDBG funds will provide some support to continue and expand the regional service delivery model now in use throughout Utah County.
4	<b>Priority Need Name</b>	Affordable rental housing for LMI households
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	affordable rental housing for LMI households
	<b>Description</b>	Lehi has had limited resources to apply to affordable needs. Lehi has contributed its share of regional allocations to support the provision of affordable housing by regional agencies that have the necessary infrastructure to deliver housing to the LMI population. Lehi residents can access housing through those agencies. There are a limited number of rent restricted units in Lehi. Most Lehi residents who have affordable housing have received a Sec. 8 voucher from one of the regional service providers. The low priority assignment is made only because of a lack of resources to address all the pressing needs in the community. As the City is able to remediate critical health and safety threats, its entitlement CDBG funds will provide some support to expand the supply of affordable rentals in Lehi.
	<b>Basis for Relative Priority</b>	Lehi has had limited resources to apply to expanding the supply of affordable housing. Lehi has contributed its share of regional allocations to support the provision of housing by regional agencies that have the necessary infrastructure to develop or rehabilitate affordable housing for the LMI population. Lehi residents can access housing through those agencies. The low priority assignment is made only because of a lack of resources to address all the pressing needs in the community. As the City is able to remediate critical health and safety threats, its entitlement CDBG funds will provide some support to expand the supply of affordable housing in the community.

**Table 48 – Priority Needs Summary**

### **Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lehi City does not receive HOME funds and will not be funding a TBRA program.
TBRA for Non-Homeless Special Needs	see above
New Unit Production	New affordable rental housing units are needed in Lehi City. Infrastructure improvements are needed to serve existing and future households in low income target census tracts.
Rehabilitation	Households are served currently by the Utah County Housing Authority housing rehabilitation program. Most units in Lehi City are newer and do not require rehabilitation.
Acquisition, including preservation	Acquisition and preservation are not a priority in Lehi City. There are not areas with older units in disrepair or areas in need of redevelopment. Foreclosure rates are not high.

**Table 49 – Influence of Market Conditions**

### Population and Households Estimates and Projects 2000-2019

<u>Lehi City</u>	2000	2010	2014	2019
Total Population	19,024	42,047	50,090	60,143
Household Population	18,951	42,047	50,090	60,143
Group Quarters Population	73	0	0	0
Households	5,137	11,349	13,538	16,255
Average Household Size	3.7	3.7	3.7	3.7
Population Average Annual Change				
Number		12.1%	4.8%	4.0%
Percent		2,302	2,011	2,011

Source: Governor's Office of Planning and Budget 2012 Baseline Projections (Lehi population estimates/projections)  
American Community Survey 2006-2010 and US Census 2000, CSI

### Population and Household Projections

## Population by Age

2000 (Census 2000)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	7,801	41.0%	125,487	34.1%
Population Age 18-24	2,209	11.6%	77,356	21.0%
Population Age 25 - 64	8,035	42.2%	142,190	38.6%
Population Age 65 and over	983	5.2%	23,503	6.4%
<b>Total</b>	<b>19,028</b>		<b>368,536</b>	
2010 (2006-2010 American Community Survey)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	18,322	43.58%	168,868	34.74%
Population Age 18-24	2,874	6.84%	83,221	17.12%
Population Age 25 - 64	19,043	45.29%	202,633	41.69%
Population Age 65 and over	1,808	4.30%	31,345	6.45%
<b>Total</b>	<b>42,047</b>		<b>486,067</b>	
2014 (GOPB and CSI)				
Age	<u>Lehi</u>		Utah County	
	Number	Percentage	Number	Percentage
Population Age 0-17	22,390	44.7%	202,074	34.9%
Population Age 18-24	3,657	7.3%	93,221	16.1%
Population Age 25 - 64	21,939	43.8%	244,342	42.2%
Population Age 65 and over	2,104	4.2%	38,794	6.7%
<b>Total</b>	<b>50,090</b>		<b>579,010</b>	

## Population by Age

## Race and Hispanic Origin

Estimates and Projections	2000				2010				2014			
	Lehi		Utah County		Lehi		Utah County		Lehi		Utah County	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct
White alone (not Hispanic)	17,950	94.3%	328,797	89.2%	37,363	88.86%	412,745	84.92%	43,356	86.6%	486,925	84.1%
Black or African American alone (not Hispanic)	47	0.2%	1,002	0.3%	167	0.40%	2,306	0.47%	174	0.3%	3,038	0.5%
American Indian and Alaska Native alone (not Hispanic)	101	0.5%	1,881	0.5%	221	0.53%	2,272	0.47%	153	0.3%	2,640	0.5%
Asian alone (not Hispanic)	86	0.5%	3,855	1.0%	471	1.12%	6,621	1.36%	734	1.5%	7,734	1.3%
Native Hawaiian and Other Pacific Islander alone (not Hispanic)	81	0.4%	2,089	0.6%	25	0.06%	3,221	0.66%	424	0.8%	4,639	0.8%
Some other race alone (not Hispanic)	13	0.1%	328	0.1%	31	0.07%	1,007	0.21%	25	0.1%	1,234	0.2%
Two or more races (not Hispanic)	181	1.0%	4,793	1.3%	692	1.65%	8,373	1.72%	762	1.5%	10,594	1.8%
Persons of Hispanic Origin	569	3.0%	25,791	7.0%	3,077	7.32%	49,522	10.19%	4,462	8.9%	62,206	10.7%
<b>Total</b>	<b>19,028</b>		<b>368,536</b>		<b>42,047</b>		<b>486,067</b>		<b>50,090</b>		<b>579,010</b>	

## Race and Hispanic Origin

In Lehi City, households with children six years or younger is a very large group of households. While there are more small family households than large family households, the number of larger families is significant. Over 60% of Lehi City households have incomes at greater than 100% of the HAMFI. This is a larger percentage than throughout all of Utah County.

## Household Incomes by Tenure

Lehi City has a higher household median income than throughout Utah County. The City also has a lower percentage of households with earnings in the lower income ranges.

1 Household Income in  
the Past 12 Months  
2006-2010 5 year  
average

	<u>Lehi</u>		<u>Utah County</u>	
	Number	Percentage	Number	Percentage
Less than \$14,999	490	4.32%	11,378	8.39%
\$15,000 to \$24,999	673	5.93%	12,278	9.05%
\$25,000 to \$34,999	694	6.12%	13,495	9.95%
\$35,000 to \$44,999	1,013	8.93%	14,615	10.78%
\$45,000 to \$59,999	1,810	15.95%	19,720	14.54%
\$60,000 to \$74,999	1,659	14.62%	17,112	12.62%
\$75,000 to \$99,999	2,386	21.02%	19,818	14.61%
\$100,000 to \$124,999	1,379	12.15%	11,911	8.78%
\$125,000 to \$149,999	603	5.31%	6,285	4.63%
\$150,000 or more	642	5.66%	9,008	6.64%
Total	11,349		135,620	
Median Household Income	67,999		56,927	

2006-10 ACS

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

### Introduction

Lehi City is a new CDBG grantee and will receive an initial allocation of \$195,871 in CDBG funds in 2014. The City plans to use these funds for public infrastructure projects during the period of this Consolidated Plan. 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 1				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	195,871	0	0	195,871	783,484	Lehi City will receive an initial CDBG allocation of \$195,871. Future year expected funding is based upon this annual allocation.

Table 50 - Anticipated Resources

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



Leverage will come from additional City resources that will be used to upgrade infrastructure that is in disrepair. Lehi City will provide the necessary engineering and project management to complete the past 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 publically owned land or property within Lehi City to address needs identified in the plan.

**Discussion**

## SP-40 Institutional Delivery Structure – 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

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

#### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
<b>Other</b>			

Table 52 - 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)**

**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**

**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**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Health and Safety Improvements to Infrastructure	2014	2018	Non-Housing Community Development	Downtown Historic Lehi	Health and Safety improvements to infrastructure	CDBG: \$783,484	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 141 Persons Assisted
2	Decent Housing for homeless households	2014	2018	Homeless		Decent housing		Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
3	Supportive Services for special needs households	2014	2018	Non-Homeless Special Needs		Supportive Services for special needs households		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	affordable rental housing for LMI households	2014	2018	Affordable Housing		Affordable rental housing for LMI households		Rental units constructed: 12 Household Housing Unit

Table 53 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Health and Safety Improvements to Infrastructure
	<b>Goal Description</b>	The LMI Census tract immediately adjacent to the historic Downtown business area contains many older homes. The streets are only partially paved, there are some homes served by wells and septic tanks, the pressurized irrigation system which supplies the City fire hydrants is undersized and lacks pressure valves. There is an exposed drainage ditch running along the right of way. The City of Lehi will complete the engineering and construction of the needed infrastructure improvements including water, sewer lines, pressurized irrigation line, street paving, installation of buried drainage culverts and curb and gutter.
<b>2</b>	<b>Goal Name</b>	Decent Housing for homeless households
	<b>Goal Description</b>	Lehi City will continue to participate in the Mountainland/Utah Valley Consortium and Continuum of Care to pool resources on a regional basis to address the needs of households who are unable to obtain decent housing on their own due to various economic, medical, psycho-social challenges they face.
<b>3</b>	<b>Goal Name</b>	Supportive Services for special needs households
	<b>Goal Description</b>	The City of Lehi will continue to work with the Mountainland/UVCC to regionally address supportive services needs by utilizing Supportive Housing, FEMA and CSBG funding and City funds to provide support for regional service agencies providing supportive services to agencies which serve Lehi and other regional communities.
<b>4</b>	<b>Goal Name</b>	affordable rental housing for LMI households
	<b>Goal Description</b>	Lehi City will continue to participate in the Utah County HOME Consortium in order to expand the supply of affordable housing regionally. HOME funds have been used regionally but no project has been funded or proposed in LEHI for some years. As the growth continues in Lehi, there will be future opportunities to address the growing need for more affordable rental units.

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

As a regional participant in the Utah County HOME Consortium, Lehi City will support the regional creation of approximately 48 affordable rental units over the period covered by the Consolidated Plan.



**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

NA - there is no public housing located within Lehi City.

**Activities to Increase Resident Involvements**

NA

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Lehi is undergoing substantial economic expansion. Because of the large number of jobs that have been added into the communities, builders have pursued aggressive home building plans. Based on consultations with builders, developers and Lehi City Planning staff, the regulatory process in Lehi is streamlined and provides developers with fast turnaround in getting development applications reviewed and permitted. Lehi experienced declines in home values during the Great Recession. This slowed the demand for new homes and resulted in decreases in land values as well. As the economic expansion in Lehi has continued, new development plans for both housing and employment centers is showing an increase. The building pace at the present time is robust and there seem to be no regulatory barriers or City policies that are constraining the market. The City has a moderate income housing plan included in its General Plan. The City policy is to encourage a diverse supply of housing affordable for differing income levels. The City has also completed an analysis of its zoning regulations and concluded that the zoning policies presently in effect, allow for a generous supply of both single family detached and multi-family homeowner and rental housing.

The cost of land, labor and materials for new construction is a barrier to the creation of more affordable housing in Lehi. While the Moderate Housing Plan identified an adequate supply of for-sale housing affordable to those with modest incomes, the market forces are reducing that supply because of population and job growth. The challenge for the affordable housing supply is compounded by the lack of capacity among private developers and mission driven housing developers to plan projects in Lehi. Since the demand for affordable housing is very strong throughout the Wasatch Valley, affordable developers have focused on larger communities which do not require as much logistical planning and travel to bring the necessary equipment, manpower, and supplies to the construction site as it does in Lehi. As growth continues and demand increases, there likely will be developers who will be willing to deal with the extra logistical challenges because of strong demand for affordable products in Lehi.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Lehi City government continues to approve new annexation requests and work with developers on placing the necessary infrastructure in place to serve new development. Lehi has a long term infrastructure improvement and extension plan to ensure that as growth moves into formerly undeveloped areas of the City, there will be adequate facilities in place to service the new neighborhoods. This proactive approach will help in keeping development costs lower than if the City allowed a shortage of infrastructure to create an artificial buildable land shortage. Lehi is willing to work with potential developers in identifying opportunity sites for affordable housing and to assist with overcoming the challenges of logistics of development in a smaller community. Since Lehi has received little direct HOME investment from the HOME Consortium, the City is also willing to be an advocate for affordable developments that may be planned in Lehi.



## **SP-60 Homelessness Strategy – 91.215(d)**

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

To address the needs of homeless persons, Lehi City has supported the operation of shelter and services in neighboring areas and plans to become a recent member of the Mountainland Continuum of Care and is researching committee participation options to increase regional collaboration in identifying and addressing homeless needs. As a member of the Utah Valley and Consortium of Cities and Counties (UVCCC), it has historically supported homeless programs at the county level to maximize resources in areas where transportation and medical care are more readily available. Sheltered homeless individuals and families are assessed by continuum providers and stabilized with emergency shelter, supportive services and development of permanent housing plans. Unsheltered are often in contact with Victim's advocates, mental health outreach, local churches and community based networks. Financial supports are accessed through mainstream resources within the continuum. The continuum's project support subcommittee monitors progress of linking homeless families and individuals to mainstream services. This is also monitored in the HMIS (Homeless Management Information System). Continuum partners regularly provide training to front-line staff on eligibility and other relevant issues to better assist their clientele.

### **Addressing the emergency and transitional housing needs of homeless persons**

The Mountainland Continuum of Care works collaboratively through providers, local and state government agencies, churches and other networks to address housing and shelter needs. In the continuum area, shelter and transitional housing needs of homeless persons are addressed by several providers. Community Action Services and Food Bank in Provo and Wasatch provides shelter, food and emergency rental assistance. The Food and Care Coalition, Peace House, Wasatch Mental Health, CWCIC, and local housing authorities work to address shelter and transitional housing resources.

**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 Mountainland Continuum of Care provides shelter, transitional housing, permanent supportive housing, affordable rental housing and homeless prevention programs. In Salt Lake City the Department of Veteran's affairs administers Supportive Housing for veteran's (VASH) in partnership with local housing authorities. Supportive Services for Veteran's Families (SSVF) is a VA funded program that provides assistance through local partners for veterans in need of emergency assistance.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Wasatch County Mental Health Department is the primary street outreach mechanism for people experiencing homelessness in the continuum jurisdiction and also leads the Point in Time homeless count. This agency is pursuing a Housing First Assertive Community Treatment (ACT) team through the State SAMSA office to enhance its existing efforts to end chronic homelessness in Utah. The model's focus is to rapidly engage and provide supportive housing to people experiencing long-term homelessness by engaging and providing housing prior to initiating treatment. Golden Spike Re-Entry program provides permanent housing and supportive services for clients in Utah County in partnership with the Utah County Housing Authority. This program prevents homelessness post-discharge by providing services and housing opportunities to adjudicated individuals.

## **SP-65 Lead based paint Hazards – 91.215(i)**

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

The Utah County Housing Authority operates a housing rehabilitation programs that test for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. All work is completed in accordance with the Lead Safe Housing Rule.

The Housing Authority and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule. The Housing Authority will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Any future grantees receiving CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

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

As housing providers purchase, rehabilitate, and lease housing units located in Lehi City, they are required to assess and mitigate lead hazards according to the guidelines provided in the Lead Safe Housing Rule. The Utah County Housing Authority housing rehabilitation program coordinates alleviation of lead-based paint in homes that are rehabilitated or repaired.

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

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

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

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

## **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**

For the initial years of Lehi City participation in the CDBG program, the City will be managing all CDBG from within the City government fiscal system. This system complies with OMB and HUD standards for tracking expenses and payments. For the downtown Central Neighborhood infrastructure improvement project, the City will use its procurement procedure for engaging subcontractors to actually complete the work. All HUD and cross cutting requirement will be followed including Davis Bacon wage standards. The City has used Utah County CDBG funds and is familiar with the administrative requirements for documenting Davis Bacon requirements. In the future, should the City decide to make CDBG allocations to sub-grantees, the City will develop a monitoring plan for tracking expenditures and outcomes on the activities funded with CDBG funds.

## Expected Resources

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

#### Introduction

Lehi City is a new CDBG grantee and will receive an initial allocation of \$195,871 in CDBG funds in 2014. The City plans to use these funds for public infrastructure projects during the period of this Consolidated Plan. 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 1				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	195,871	0	0	195,871	783,484	Lehi City will receive an initial CDBG allocation of \$195,871. Future year expected funding is based upon this annual allocation.

Table 54 - 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 provided the necessary engineering and project management to complete the pased 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 publically 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

#### 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		Health and Safety improvements to infrastructure	CDBG: \$195,871	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 141 Persons Assisted
2	Decent Housing for homeless households	2014	2018	Homeless			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		Supportive Services for special needs households		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	affordable rental housing for LMI households	2014	2018	Affordable Housing		Decent housing	CDBG: \$0	Rental units constructed: 0 Household Housing Unit

Table 55 – Goals Summary

#### Goal Descriptions

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

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Lehi City will receive approximately \$195,871.00 in CDBG funding. This 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 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

Table 56 – Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

## **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 Downton business 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 create threats to health and safety.

### **Geographic Distribution**

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

**Table 57 - 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

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

**Table 58 - 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 59 - 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**

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

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

### **Discussion**

## **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 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 Department is the primary outreach mechanism for unsheltered homeless individuals 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.

#### **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. Housing Authorities 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's 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 Shelter 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 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 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 REAP program 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**

## **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. 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 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 UVCCHome 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, the City will focus on completing the project it has identified and a highest priority project before it moves into other community development needs.

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

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

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

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

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

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

### **Discussion:**

## 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
<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.	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.



## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> American Community Survey 2006-2010
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> American Community Survey
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>