2026

Lehi City
Annual Action Plan



LEHI CITY

MAG
COMMUNITY & ECONOMIC DEVELOPMENT
Expert Resources. Enriching Lives.

Executive Summary

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

1. Introduction

Lehi City is an entitlement jurisdiction that receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Dept of Housing and Urban Development (HUD) for community development and affordable housing activities. In alignment with Consolidated Plan priorities, the City will use the funds for public infrastructure and public service activities for LMI residents.

2. Summarize the objectives and outcomes identified in the Plan

The City has identified five priority goals:

• Public Infrastructure and neighborhood improvement: The City will work towards this goal through projects that may include, but are not limited to, transportation, infrastructure, community amenities, crime prevention, and water and sewer system improvements.

• Economic Development: The City will work towards this goal through projects that may include, but are not limited to, façade improvements, a small business loan program, and other facilities, activities, and services that will increase the overall productivity of the local economy and local businesses and that will maintain and create jobs for low- and moderate-income (LMI) residents.

• Public Services for low- and moderate-income residents: The City will work towards this goal through projects that may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, abuse, or neglect, health care services, and any services that bring families out of poverty.

• Affordable Housing: The City will work towards this goal through projects that may include, but are not limited to, rental assistance, affordable rental housing for LMI residents, housing rehabilitation, and decent housing for homeless individuals and families. The City will continue to look for ways to partner with local organizations working to address the affordable housing shortage in the region.

3. Evaluation of past performance

Lehi City, along with Mountainland Association of Governments (MAG), has worked to develop a strong CDBG program through its commitment to building solid partnerships. MAG staff have worked to cultivate a collaborative relationship between HUD, City staff, adjacent local government representatives, and non-profit organizations in order to provide quality services and programs to low- and

moderate-income residents. At the end of each program year, the City evaluates progress in meeting program objectives. This information is presented to citizens in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). CAPERs for past program years can be found at www.mountainland.org/lehicdbg.

4. Summary of Citizen Participation Process and consultation process

Summary from the citizen participation section of the plan.

Section PR-10 provides a detailed summary of the citizen participation and consultation process used to develop the Consolidated Plan. Lehi City sought input from local citizens, impacted populations, service providers, local government officials and staff, business leaders, and nonprofit and for-profit organizations involved in housing and community development activities. A public hearing and key stakeholder meetings were held to gather input, and a needs survey was distributed throughout the City and region to residents, elected officials, service providers, and business and civic leaders.

In preparation for this Annual Action Plan, Lehi City again sought input from stakeholders and held a public hearing to gather input from residents, and a draft plan was made available for public comment.

5. Summary of public comments

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

No public comments at this time. The draft plan was made available to the public through the Lehi City CDBG program website, which can be found at magutah.gov/lehicdbg.

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

No comments were received for this Annual Action Plan. All comments are considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

7. Summary

The **2026 Annual Action Plan** outlines the projects and funding priorities for the program year, which runs July 1, 2026 – June 30, 2027. The Plan describes the consultation process with local civic leaders and public service providers. The planning process included surveys, public hearings, and consultations.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Lehi city	
CDBG Administrator	MAG	MAG Community and Economic Development

Table 1 – Responsible Agencies

Narrative

Provo City is the lead agency for the Utah Valley Consortium. MAG is the administering agency for the Lehi City CDBG program. MAG CDBG staff are responsible for the preparation of the Annual Action Plan and for the administration of the grant program.

Consolidated Plan Public Contact Information

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

1. Introduction

CDBG staff representing Lehi City, Provo City, Orem City, and Utah County engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, business leaders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

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)).

In preparing the Program Year 2026 Annual Action Plan, CDBG staff held consultations with various organizations that provide services throughout Utah County, including local leaders, housing providers, and service providers. Some of these consultations are informal discussions held on an ongoing basis throughout the year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Lehi City falls under the Mountainland Continuum of Care, which works to prevent homelessness in Utah, Wasatch, and Summit Counties. The COC is a coalition of local non-profit and government agencies that work together to find solutions to the area's housing needs, including temporary emergency shelter and affordable homeownership. MAG staff attend the COC meetings, participate on the Executive Committee and State funding Committee, and receive monthly communication from the agencies.

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

No Utah Valley Consortium members receive ESG funds

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

Table 2 – Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	MAG
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government that assisted in identifying needs within the community. The joint effort facilitated discussions and feedback from departments working directly with those in need.
2	**Agency/Group/Organization**	Lehi City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local Government that assisted in identifying needs within the community. The joint effort facilitated discussions and feedback from departments working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including infrastructure improvement areas within the community.
3	**Agency/Group/Organization**	Family Haven (Lehi)
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
4	**Agency/Group/Organization**	Tabitha's Way
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
5	**Agency/Group/Organization**	My Story Matters
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
6	**Agency/Group/Organization**	Deafinity
	Agency/Group/Organization Type	Services – Education Non-Homeless Special Needs Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community

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

All relevant organizations and agencies were either consulted or invited to participate in the Plan process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way of Utah County	Assist those experiencing homelessness and those at risk of homelessness.
Community Needs Assessment	Community Action Services and Food Bank	Income, employment, and housing
FY25-29 Consolidated Plan	Utah County, Orem City, Provo City	Consortium members. This plan was written in collaboration with all other consortium members.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

Pursuant to the CDBG program regulations, Lehi City is required to prepare a Citizen Participation Plan to establish policies and procedures for citizen participation in the development of the CDBG Annual Action Plan. Per the CPP, citizens were given the opportunity to provide comments directly to CDBG staff and at a public meeting where potential projects for the coming year were discussed. The first public hearing was on October 8, 2025. This public hearing was to solicit initial public input on the community development and housing needs of the area for the upcoming year. The AAP draft was posted on the Lehi CDBG website located at magutah.gov/lehi for the duration of the 30-day public comment period. A second public hearing was held on April 28, 2026, at Lehi City Hall.

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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	No comments were received via email, phone, or a Google form set up to collect responses on this plan.	No comments received	All comments were accepted and taken into consideration as the Plan developed.	https://magutah.gov/lehicdbg/
2	Public Hearing	Non-targeted/broad community	Sought input from citizens/residents on the ideas, community needs, and project proposals for the upcoming program year. Hearing was held October 8, 2025	No comments received	All comments were accepted and taken into consideration as the Plan developed.	

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)
3	Public Hearing	Non-targeted/broad community	Sought input from citizens/residents on the Draft Annual Action Plan. Hearing was held on April 28, 2026	No comments received	All comments were accepted and taken into consideration as the Plan developed.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Lehi City is receiving $342,424 in CDBG funding for FY2026. CDBG funds are used for public services, housing activities, economic development, infrastructure, and public facilities improvements. This year, the priority will be on public infrastructure.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$342,424	0	0	$342,424	0	Lehi City will receive an FY26 allocation of $342,424

Table 1 - Expected Resources – Priority Table

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

Leverage will come from additional City resources that will be used to improve neighborhood infrastructure. Lehi City will provide the necessary project management for the project. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible.

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

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

Discussion

In summary, Lehi City will receive a FY2026 CDBG allocation of $342,424. Throughout the five-year consolidated plan, funding will support public services, housing, economic development, infrastructure, and public facility improvements. For the remainder of the 2025–2029 Consolidated Plan, total CDBG funding is estimated at four times the Year 1 allocation, or approximately $1.33 million. The expected remaining total is the total approximate $1.33 million minus last year's and this year's allocations. City-led projects will be supported by additional City resources, while sub-recipients are expected to leverage other public or private funding. The ability to leverage funds is considered in project selection.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2026	2027	Non-Housing Community Development		Public infrastructure and Neighborhood improvement	CDBG: $302,424	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: approximately 33 Persons Assisted
2	Program Administration	2026	2027	Administration		Program Administration	CDBG: $40,000	

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facilities and Infrastructure Improvements
	Goal Description	An infrastructure improvement process will be undertaken in a low- and moderate-income neighborhood in Lehi.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

Pre-Award Costs: Should Lehi City's CDBG Grant Agreement with HUD be finalized after the beginning of the Program Year, which could cause award recipients to delay beginning their proposed activities, the City will authorize award recipients to begin delivery of their services and other project activities, related to and included in this 2026 AAP, beginning July 1, 2026. These costs are necessary for the efficient and timely performance of all proposed FY2026 projects. All other requirements for the expenditure of CDBG before Grant Agreements are signed will be completed.

As authorized by 24 CFR 570.200(h) and 24 CFR 92.212(b), the City plans to expend pre-award costs prior to the execution of the program years CDBG Investment Partnerships Agreement. The use of these funds will not affect future grants.

#	Project Name
1	MAG Program Administration
2	FY26 Lehi City Sidewalk Infrastructure

Table 3 – Project Information

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

These allocation priorities were based on project readiness, need, availability of resources, and capacity. Shortage of funding is an ongoing obstacle to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	MAG Program Administration
	Target Area	N/A
	Goals Supported	Program Administration
	Needs Addressed	N/A
	Funding	CDBG: $40,000
	Description	Costs associated with the overall management and administration of the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	586 E 800 N Orem, UT 84097
	Planned Activities	Program Administration and Management
2	**Project Name**	FY26 Lehi City Sidewalk Infrastructure
	Target Area	City-wide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public infrastructure and Neighborhood improvement
	Funding	CDBG: $302,424

	Description	Installation and ADA-upgrades of sidewalks, curb, and gutter in CDBG-eligible low-to-moderate income areas of Lehi City.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide a direct benefit to 33 individuals through immediate neighborhood improvements. 70% of the direct beneficiaries are LMI. Additionally, the project provides a broader "Area Benefit" for students and families utilizing these pathways for safe routes to school and local transit.
	Location Description	Eligible LMI Target Areas City-wide
	Planned Activities	Installation and repair of sidewalks and ADA barriers in residential LMI neighborhoods

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

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

For the 2026 Program Year, Lehi City will direct 100% of its project-specific CDBG funding toward infrastructure improvements within the city's historic downtown residential core. This area is characterized by older housing stock and a high concentration of low-to-moderate income (LMI) households.

Specifically, the city will focus on residential neighborhoods where pedestrian infrastructure is either missing or non-compliant with ADA standards. By concentrating resources in these established areas, the city aims to improve safe routes to school for local students and enhance overall neighborhood connectivity for residents who rely on non-vehicular transportation.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Lehi CDBG funds will prioritize Lehi residents.

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

Introduction

The most significant public policy barriers to the development and preservation of affordable housing in Lehi include high land acquisition costs, a limited supply of rental units for large families, and elevated construction interest rates. Ongoing market volatility continues to exert pressure on the local housing inventory, making it increasingly difficult for low-to-moderate income (LMI) residents to compete in the purchase and rental markets.

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

Lehi City remains proactive in implementing zoning and land-use policies that foster affordability. Recent initiatives include the adoption of Transit-Oriented Development (TOD) zones to increase density near commuter rail stations and the universal allowance of Accessory Dwelling Units (ADUs) in all single-family residential zones. Furthermore, the City utilizes CDBG funds to modernize infrastructure in the historic downtown core, directly supporting the preservation of the city's most attainable housing stock.

Discussion

Lehi City continues to pursue policies and actions that support affordable housing for its residents.

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

Introduction

This section will identify other actions to be taken in this program year.

Actions planned to address obstacles to meeting underserved needs

The City will continue its active participation in regional service delivery networks, collaborating with specialized providers to ensure Lehi residents have access to critical social services. Staff will work to bridge the gap between regional non-profits and local residents to ensure that underserved populations are aware of available resources.

Actions planned to foster and maintain affordable housing

As a member of the Utah Valley HOME Consortium, Lehi City supports regional programs such as the homeowner rehabilitation loan program, which helps LMI homeowners maintain the safety and viability of their properties. The City's investment in downtown infrastructure further stabilizes older residential neighborhoods, preventing blight and maintaining housing quality.

Actions planned to reduce lead-based paint hazards

Lehi City coordinates with the Mountainland Association of Governments (MAG) and the Utah County Health Department to provide education on lead-based paint risks. All CDBG-funded rehabilitation or acquisition projects involving pre-1978 structures are strictly required to undergo lead testing and mitigation as a condition of funding.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy focuses on economic empowerment by attracting diverse industries that offer a range of employment opportunities. By fostering a robust local economy, the City creates entry-level and technical job opportunities that allow residents to achieve a higher standard of living. Additionally, the City supports public services that remove barriers to employment, such as transit access and specialized training for populations.

Actions planned to develop institutional structure

Lehi City and its administrative partnership with MAG continue to refine the process to ensure high-level compliance with federal regulations. This institutional framework allows for better consultation with

housing providers and social service agencies, creating a more integrated delivery system for CDBG resources. As the community continues to grow and its entitlement allotment of CDBG funds increases, there will be new opportunities to support a more locally based service delivery system for Lehi City residents.

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

Lehi City plans to maintain its involvement in regional service delivery structures. This participation includes actively engaging developers and affordable housing providers to pinpoint opportunities for developing affordable housing. Utah County communities have already implemented several innovative, regional collaborations. For instance, the Provo Redevelopment Authority manages the HOME Consortium, and although it is a Provo City agency, Provo has committed resources to support the broader, regional Valley HOME Consortium. Similarly, the United Way of Utah County provides administrative support and oversight for the Continuum of Care. While the United Way Agency initially focused on serving Provo, it has extended its administrative capacity to provide the necessary institutional support for the Mountainland Continuum of Care.

Discussion

Lehi City and CDBG staff continue engagement with service agencies and other HUD entitlements to establish a spectrum of services that serve the most needy populations.

Program Specific Requirements

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

Introduction

Program specific requirements

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0

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

Discussion

The Lehi City program is committed to using at least 70% of funds to benefit persons of low- and moderate-income. For FY26, 100% of funds will be used to benefit low- and moderate-income persons.