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Eagle Mountain CDBG 2024-2028 Consolidated Plan 2024 Annual Action Plan

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Executive Summary

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

1. Introduction

The Community Development Block Grant (CDBG) entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for low- and moderate-income persons. The national objectives of the CDBG program are to benefit low- and moderate-income families, prevent creation of or eliminate slum and blight, and serve urgent needs. The Consolidated Plan is a collaborative process whereby the community establishes a unified vision for community development actions.

As an entitlement city, Eagle Mountain receives CDBG funding from the US Department of Housing and Urban Development (HUD). This funding is allocated to jurisdictions and organizations in the region to carry out community development projects that align with CDBG goals and consolidated plan priorities.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Through the consultation and citizen participation process and the needs assessment and market analysis, Mountainland Association of Governments (MAG), responsible for the administration of the Eagle Mountain CDBG program, has identified the following priority needs:

- Non-housing community development: This priority need will be met through non-housing community development projects that may include but are not limited to neighborhood improvement, transportation, infrastructure, community amenities, senior center, water and sewer systems, and economic development activities.
 - Public Services to low- and moderate-income residents: This priority need will be met through projects that may include but are not limited to services to the elderly or disabled, senior centers, youth centers, food banks, utility assistance, mental illness or substance abuse treatment, services to victims of domestic violence, and any service that brings families out of poverty.
 - Affordable Housing including rental and utility assistance, property acquisition, and single family rehab.

Specific goals to meet these needs can be found in Section SP-45 of this plan.

3. Evaluation of past performance

MAG has developed a strong CDBG program through its commitment to building solid partnerships. MAG staff have worked to cultivate a collaborative relationship between HUD, Eagle Mountain city, adjacent local government representatives, and non-profit organizations in order to provide quality services and programs to low and moderate-income residents of the County.

4. Summary of citizen participation process and consultation process

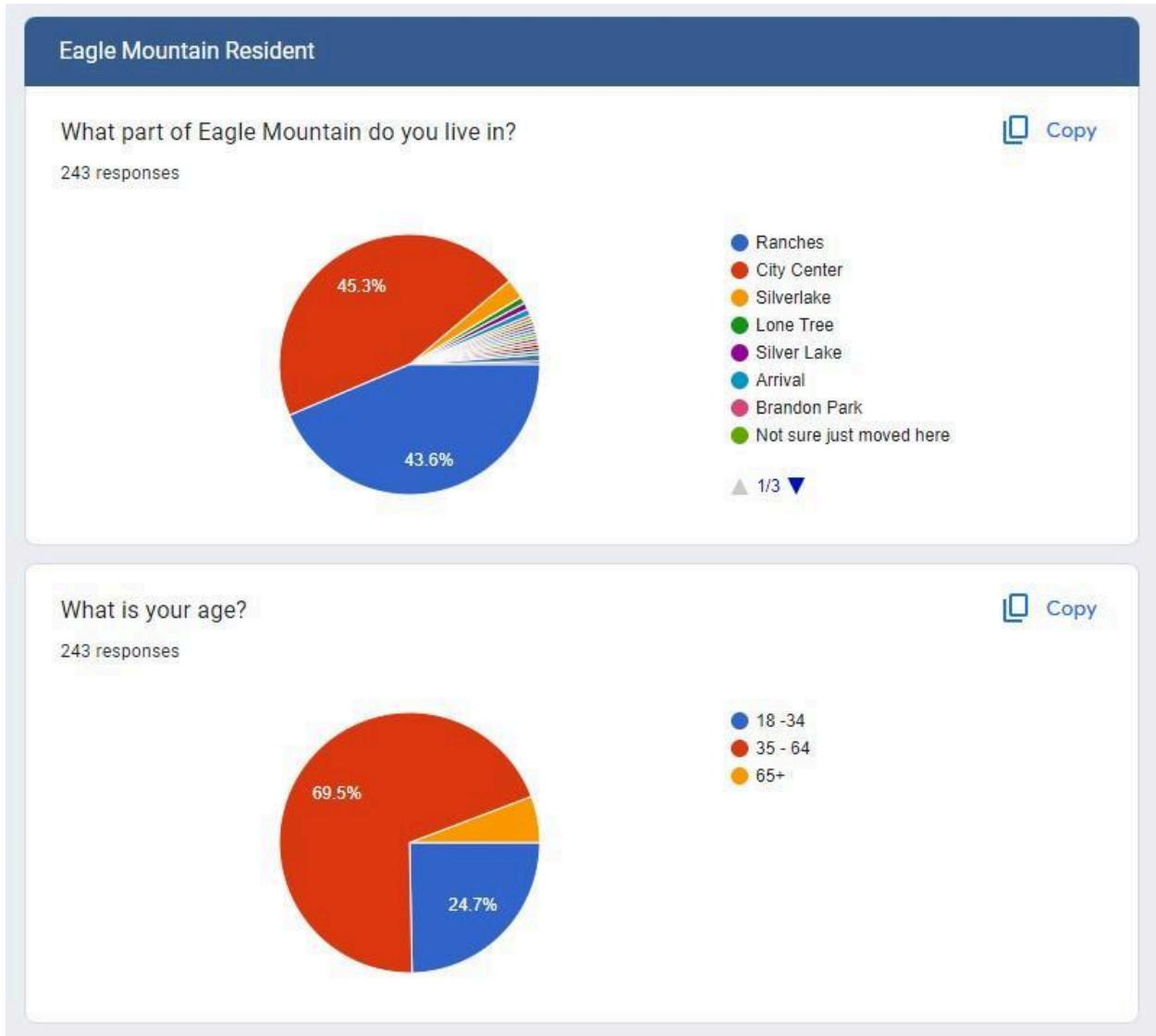
It is the Community Development Block Grant Program to:

- Give citizens timely notice of local meetings and reasonable and timely access to information, performance reports, and records relating to the program's proposed and actual use of CDBG funds.
- Attend Community Outreach events, attend Pony Express Days and other family events to survey and talk to citizens.
- Take reasonable steps to provide technical assistance to groups or organizations representing persons of low- and moderate-income that request assistance in developing proposals.
- Hold public hearings for the purpose of obtaining the views of citizens and responding to proposals and questions.
- Take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of non English speaking residents can reasonably be expected to attend.
- Provide citizens with reasonable advance notice of an opportunity to comment on proposed activities not previously included in the Consolidated Plan and any proposed deletion or other substantial change to the activities.
- Take reasonable steps to address concerns expressed by citizens and to respond to any formal complaints or grievances in a timely manner.
- Encourage citizen participation, particularly of low- and moderate-income persons who reside in the areas for which grant funding is proposed to be used.

In preparing the Consolidated Plan, MAG consulted with various organizations located in Utah County. MAG distributed an online community needs survey to Eagle Mountain residents and business owners. We received 245 responses. We sent a separate survey to the Continuum of Care committee. We consulted with Saratoga Springs, Cedar Fort and Fairfield, MAG transportation planning, Utah County Health Department, Eagle Mountain chamber of commerce, and the Eagle Mountain city council and city staff.

5. Summary of public comments

We received 245 surveys. Outlined needs from the survey include rental assistance, financial literacy, UTA bus routes, library, utilities help, road improvements, elderly services, youth centers, food banks, senior center parking, job services, low income housing options, new recreation center, improve roads, residential home rehabilitation, health services, employment training, mental health services, child care, down payment assistance, financial literacy classes, home buyer education, small business assistance, employment training, sidewalks, storm water drainage, ADA ramps and crosswalk improvements, pickleball and basketball courts, community pool, weed abatement, better postal service, community center, new parks, economic development opportunities, broadband and affordable housing.

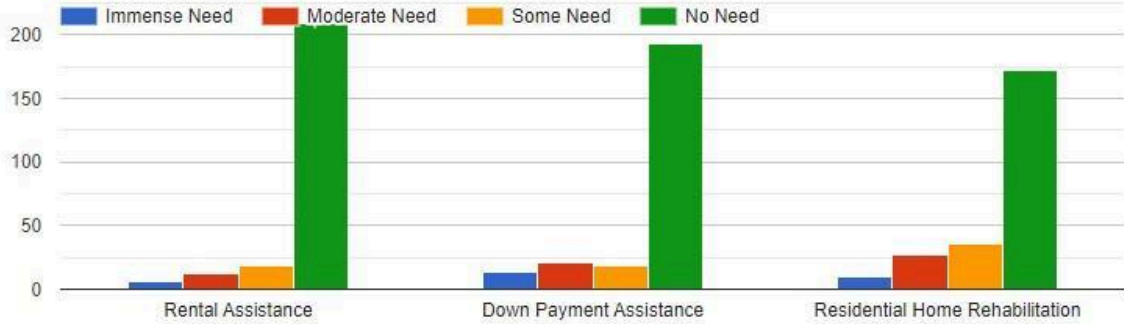


Survey Demographics 1

Needs Assessment

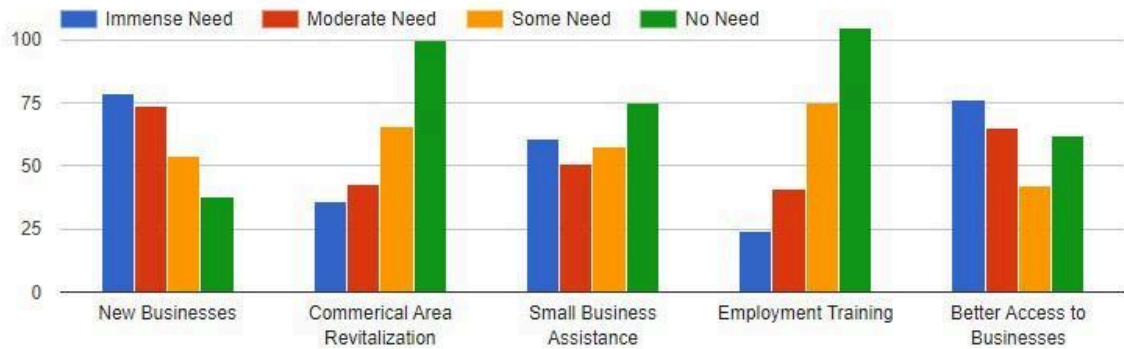
Please tell us your needs related to housing.

Copy



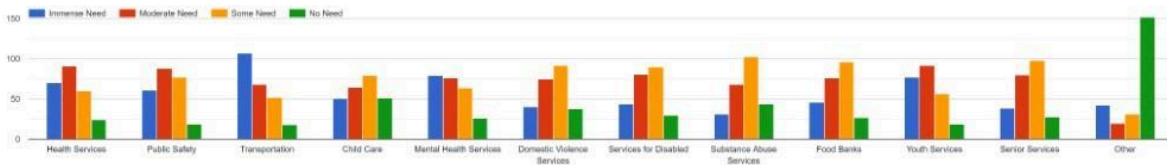
Please tell us your needs related to economic development opportunity in your community.

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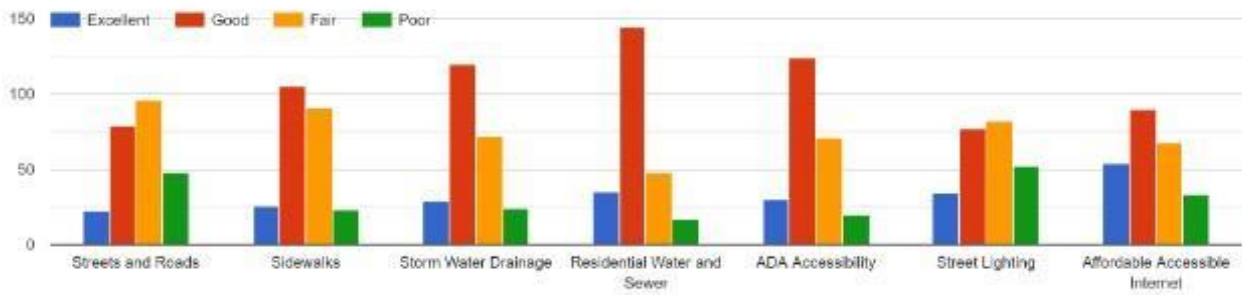
Housing/Economic Development Needs Results

Please tell us about the public service needs in your city.



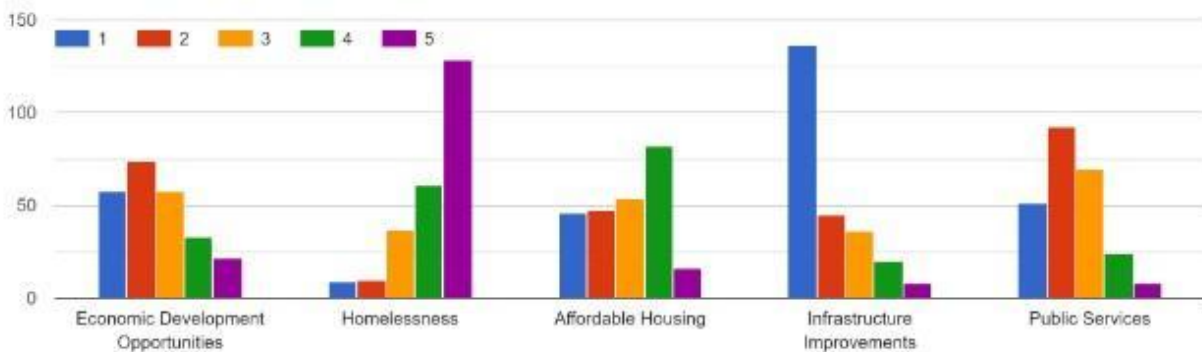
Public Service Needs Results

Please rate the general condition of public infrastructure in your community.



Infrastructure Quality Results

Please rank the following broad categories of needs in your community with the most important being number 1.



Community Needs Results

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

All comments were accepted.

7. Summary

Neighboring communities, the local continuum of care, community members, stakeholders, and service providers gave valuable input in the development of the Consolidated Plan, and we are committed to improving the living environment and expanding economic opportunities for low- and moderate-income people.

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	Eagle Mountain City	Entitlement city
CDBG Administrator	MAG	Community and Economic Development (CED)

Table 1 – Responsible Agencies

Narrative

Mountainland Association of Government (MAG) is the administering agency for the Eagle Mountain CDBG program. MAG's CDBG staff are responsible for preparation of the Consolidated Plan and for administration of the grant program.

Consolidated Plan Public Contact Information

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Community and Economic Development Program Manager

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The consolidated planning process is an opportunity for MAG and other consortium CDBG staff to reach out to and consult with public and private agencies to address community needs. This section of the plan provides a summary of the consultation process, including identification of agencies and jurisdictions that participated in the process.

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(I)).

CDBG staff meet with Saratoga Springs, MAG transportation planning department., Continuum of Care director (Heather Hogue), Utah County Health Department, Eagle Mountain Chamber of Commerce, and Eagle Mountain city. We met with the EMC city council to determine their priorities. We sent a survey to the Continuum of Care committee for their input.

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

Debby Lauret met with Heather Hogue, Continuum of Care Director about the needs of Eagle Mountain City. She talked to the Health Department about radon and lead poisoning. We sent a survey to the Continuum of Care members for their input.

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

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless families and individuals including initial stabilization, transitional housing, permanent housing, access to mainstream resources, and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC.

The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County.

The CoC lead the annual efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals, and MAG coordinates closely with the CoC in addressing the needs of individuals, veterans, and families with children facing temporary and chronic homelessness. The CoC developed a coordinated intake and assessment system to coordinate services and support individual agencies in reaching project goals and HUD and CoC established performance goals. The CoC centralizes resources, leveraging partnerships amongst CoC members. We received 6 surveys back from the Continuum of Care members.

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

We called/emailed Tabitha's Way, United Way, Friends of the Children's Justice Center, and Center for Women and Children in Crisis. I had a personal visit with Janell Christensen, Family Haven. All of the agencies have clients from the Eagle Mountain area.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Way of Utah County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A personal interview with Heather Hogue took place. They will continue to provide warming centers and housing vouchers for the homeless population. She identified rental assistance as a main priority. They will continue to provide services to the area.
2	Agency/Group/Organization	CENTER FOR WOMEN AND CHILDREN IN CRISIS
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services - Domestic Violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A call to Curtis Pendleton, Executive director was initiated. They will continue to provide counseling and support for victims of domestic violence.
3	Agency/Group/Organization	Tabitha's Way
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services - Food Pantry
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A personal call to Wendy Osborne and Kristi to discuss the needs of the area. Tabitha's Way runs a food pantry in Saratoga Springs and many Eagle Mountain Residents use their pantry for food insecurity. Continue to run a food pantry for the area.
4	Agency/Group/Organization	FAMILY SUPPORT AND TREATMENT CENTER

	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Education
	What section of the Plan was addressed by Consultation?	Public Services - Domestic violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A personal visit with Janell Christensen. Continue to make available education, therapy, and support to provide services for EMC residents.
5	Agency/Group/Organization	CHILDREN'S JUSTICE CENTER OF UTAH COUNTY
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services - Child Abuse
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebecca Martell was called and asked for her input. They are opening a new Children's Justice Center in American Fork which will be able for traumatic services, family therapy for victims.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way	Goals in the area of homelessness, domestic violence, and food pantry overlap with our strategic plan

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))

Eagle Mountain is not a member of the Utah Valley HOME Consortium. MAG is also involved in the CoC board, Utah Valley Home Consortium, and other local boards.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Citizen Participation Outreach

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	City Council work session	Priorities for the City	Six city council persons with city staff.	Food Banks - 3 votes, Youth Centers - 3 votes, Senior Centers - 3 votes, mental health services - 2 votes; single family rehab - 2 votesProperty Acquisition - 5 votes, Water/Sewer - 2 votes, Sidewalks - 3 votes, Senior center parking - 3 votes, Utility assistance - 3 votes, transportation - 6 votes, internet 2 votes		

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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	City Council work session	citizens of Eagle Mountain	245 surveys were received.	A wide variety of responses were received including public services, health services, transportation, child care, public infrastructure, parks, community centers, public safety, traffic, and economic development areas.		
3	Public Hearing	Minorities Persons with disabilities Whole community	A public hearing was held on May 15 to gather public input.			
4	Internet Outreach	Minorities Persons with disabilities	Copy of the consolidated plan will be available on MAG and EMC's Website			magutah.org

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment identifies community development needs with the highest priority and forms the basis for the Strategic Plan section and the programs and projects to be administered. Needs were primarily assessed through the consultation process described in section PR-10 of this plan and surveys received.

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

Summary of Housing Needs

Eagle Mountain is a relatively newer community with an AMI of \$91,263 (U.S Census bureau). Based on the data below, there are 35,430 people residing in Eagle Mountain comprising approximately 8,000 households. Of these households, approximately 30 percent are at or below 80 percent of AMI and considered "low income" per HUD regulations. According to Eagle Mountain, as of 2020, approximately 91.5 percent of households are owner occupied and 8.5 percent are renter-occupied.

Between 2020 and 2022, the cost of housing has significantly increased for renters and homeowners. Incomes for both renters and homeowners have increased, but at a much slower rate. The median rent in Utah County increased by 23%, but renter incomes only increased by 18.7%; in 2020 the median household income for renter-occupied units was \$73,750. Home values increased by approximately 35%, but homeowner incomes only increased by 16.5%. In 2020, the median household income for owner-occupied units in Eagle Mountain was \$87,983.

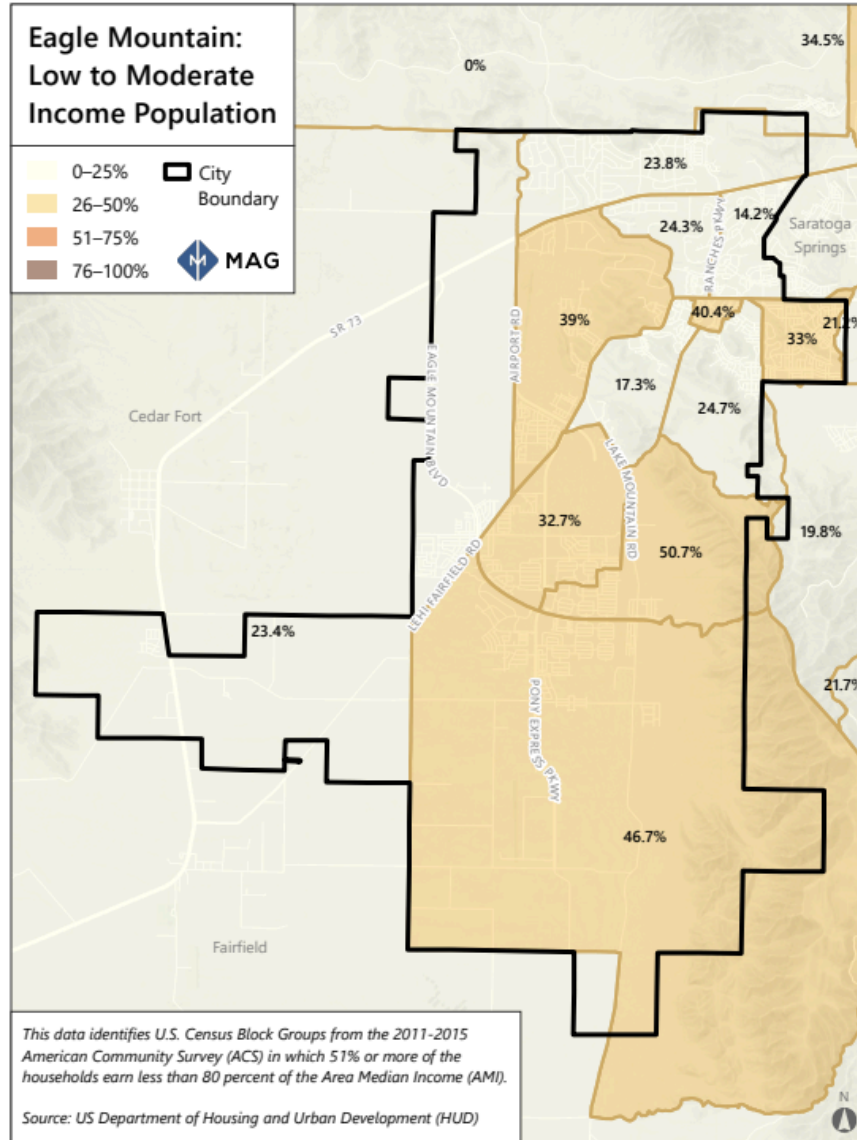
According to the Utah Housing Affordability Data provided by the University of Utah there is a shortage of approximately 3,166 affordable rental housing units in Eagle Mountain. In 2022 the Gardner Institute reported that 99.7% of homes sold were affordable if your income was over 80% AMI.

Of the four housing problems reported by HUD: incomplete kitchen facilities, incomplete plumbing facilities, overcrowding (more than 1 person per bedroom), and cost burden greater than 30% of their household income, Eagle Mountain residents are facing challenges with overcrowding and cost burden. Approximately 5% of homeowners are experiencing severe housing problems: overcrowding greater than 1.5 people per room and cost burden greater than 50 percent. When looking at very low income renters

Table NA-10.5 shows that 1,575 households that are under 80% of HAMFI are cost-burdened to the extent that they are paying 30% or more of their income for housing costs. Of these 391 households, 248 are renter households while 1,327 are homeowners; therefore, nearly 84% of households with greater than a 30% cost-burden are owner households.

Through a community survey we determined that one housing need is utility assistance. Of the 245 respondents approximately 30% felt there was at least some need in that area.

In 2022, Eagle Mountain contributed to 6.1% of the single-family housing building permits in the state. They added 724 single family units and 345 condominiums or townhome units. A decrease of 24 percent from the previous year. In 2021, Utah County experienced one of the largest average rental rate increases, with the rate increased by 19.7%. The current average rent is \$1,740. Renter occupied units have increased at 88% from 676 to 1,273 from 2020 to 2022 and are expected to continue to rise.



Eagle Mountain Low to Moderate Income Population Map

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	25,035	35,430	42%

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Households	6,020	8,000	33%
Median Income	\$69,018.00	\$87,094.00	26%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	310	650	1,580	1,625	3,840
Small Family Households	165	170	530	870	2,215
Large Family Households	130	430	900	685	1,315
Household contains at least one person 62-74 years of age	15	20	125	205	205
Household contains at least one person age 75 or older	4	10	15	20	105
Households with one or more children 6 years old or younger	185	485	1,050	1,070	1,550

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	25	20	0	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	20	0	10	100	4	35	240	100	379
Housing cost burden greater than 50% of income (and none of the above problems)	55	30	10	0	95	175	180	4	0	359

	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
Housing cost burden greater than 30% of income (and none of the above problems)	0	65	4	0	69	0	205	665	250	1,120
Zero/negative Income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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	125	50	10	10	195	185	235	265	100	785
Having none of four housing problems	0	80	60	10	150	0	285	1,240	1,505	3,030
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

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	40	30	0	70	125	100	365	590
Large Related	85	75	4	164	45	280	255	580
Elderly	0	0	10	10	8	20	69	97
Other	0	4	0	4	0	25	35	60
Total need by income	125	109	14	248	178	425	724	1,327

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

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	0	0	15	15	125	50	0	175
Large Related	0	0	10	10	45	100	0	145
Elderly	0	0	10	10	8	20	4	32
Other	0	0	4	4	0	0	0	0
Total need by income	0	0	39	39	178	170	4	352

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30 % AMI	>30-5 0% AMI	>50-8 0% AMI	>80-1 00% AMI	Total	0-30 % AMI	>30-5 0% AMI	>50-8 0% AMI	>80-1 00% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	20	0	10	100	4	60	260	100	424
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	70	20	0	10	100	4	60	260	100	424

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30 % AMI	>30-5 0% AMI	>50-8 0% AMI	Total	0-30 % AMI	>30-5 0% AMI	>50-8 0% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Of the 8,000 total households (family and nonfamily) in the City, 1,056 were reported as being non-family and living alone. According to these numbers, 4.8% of households in Eagle Mountain live alone. This is much lower than the national average of 27.6%. Of that 4.8% approximately 1.4% are 65 or older.

Most building permits are for single family units, which can be difficult for single person households to afford. Because of the lack of smaller units it can be difficult for individuals to find living accommodations that match their needs and remain affordable.

The needs of a single-person household can be harder to understand due to the small percentage of single-person households in Eagle Mountain.

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.

In 2020 The Utah Health Department reported that 22.7% of homicide victims in Utah died in an intimate partner or domestic violence related incident. The Refuge Utah is Utah County's main resource for survivors of domestic violence. In 2023, The Refuge Utah provided domestic violence services to 830 adults and children in Utah County. They were able to facilitate permanent, safe, affordable housing to 321 families (556 individual survivors of domestic violence) through our rapid rehousing program. Four were from Eagle Mountain. The shelter is open 24 hours a day and they operate a 25-bed shelter, eight transitional housing units, 24-hour hotline, and a child care facility. Along with domestic violence survivors they also work with sexual assault in this area. They also provide a 24/7 hotline, hospital response advocates, follow-up services, therapy, and support classes. Estimates from the American Community Survey show that approximately 2,343 individuals, or 6% of the residents in Eagle Mountain, are living with a disability. Of those 2,343 Individuals, 1,341 of them are between the ages 18-64.

What are the most common housing problems?

Cost burden and severe cost burden are the most common housing problems experienced by renters and owners. These are most prevalent among extremely low-income households.

According to the 2018-2022 American Community Survey 5-Year Estimates, 42% of renters are cost-burdened, spending at least 30% of their monthly income on housing costs. Among homeowners, 27% of owners with a mortgage and 2.3% of owners without a mortgage were cost-burdened.

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

Housing problems, including cost-burden, are more likely to affect households earning 0 to 50% of the area median income (AMI). In consultation with a local food pantry, they reported that 65% of their Eagle Mountain clients were spending at least 50% on housing. With the high proportion of their income spent on housing they have less to use on other essentials such as food.

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

Data coming soon.

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:

Data coming soon.

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

Although those at risk for homelessness reside in a range of housing types, they are more likely to live in less expensive rental housing and to have moved frequently in the past.

Discussion

Prepopulated CHAS data shows that the largest housing issues for both owners and renters are housing cost burden and severe housing cost burden. While Eagle Mountain has a much smaller single-person household in comparison to the rest of the country, there is still a need for all housing types for renters and owners. Especially for households that are severely cost-burdened.

Low-income households who are cost-burdened are then faced with going without other essential services such as food or risk other housing problems such as overcrowding.. Many of the low-income households experiencing housing cost burdens do not have the ability to cover their basic needs, and do not have savings to pay for an unexpected expense. The greatest need exists at the very lowest income levels.

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

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source Comments:

*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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source Comments:

*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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	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
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source Comments:

*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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source Comments:

*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

Data coming soon.

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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source Comments:

*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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source Comments:

*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

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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0

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
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source Comments:

*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	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source Comments:

*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:

Data coming soon.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	0	0	0	0
White	0	0	0	0
Black / African American	0	0	0	0
Asian	0	0	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	0	0	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source Comments:

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?

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

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

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Utah County (HAUC) is responsible for managing the public housing inventory, developing new affordable housing units and administering the Section 8 voucher programs for Utah County. They strive to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent and affordable— a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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)

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 24 – 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			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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

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

Table 25 – 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			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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

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

Table 26 – 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:

The Housing Authority of Utah County (HAUC) does not track Section 8 applicants to determine whether they need an ADA unit. They do track this particular need for HAUC's owned properties. HAUC has 25 fully-accessible family units. A provision exists in the leases of these properties that allow for lease termination if there is non-ADA family living in an ADA unit when there is a client that needs the ADA features.

Currently there is no waitlist for accessible units.

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

HAUC currently has 5,654 applicants on our Housing Choice Voucher Wait List. Of those, 70% are considered extremely low income and 30% are very low income. As of 2024, Eagle Mountain has 39 applicants on the waiting list and 30 active clients. There are currently 2,434 applicants that have children, 423 that are elderly, and 1,433 applicants that are disabled. Additionally, HAUC has 764 seniors that have applied. The current average wait time for a housing unit is over two years.

HAUC also has 886 families who have applied to live in one of our 116 family units, with the majority needing 2 bedrooms. Average wait time exceeds 2 years.

Last year alone, HAUC issued 135 vouchers during. The most immediate need for Housing Choice Voucher holders is simply affordable housing units throughout our community. For clients to be successful in maintaining housing for their family, these units need to be in various locations that support the needs of each individual family. Some want to remain in neighborhoods where their life-long support systems are located (family, church, close friends). Others need to be close to transportation or other community services. Some want to be close to their employment, reducing the time they are away from their family. The lack of inventory in our community forces clients to live where they can find an available apartment, not necessarily where their family will be most successful.

HAUC finds that the most immediate need is for two-bedroom units throughout the county. There are many individuals and families on our waiting lists that need one- and two-bedroom units but the bigger problem is the lack of affordable and available units.

The lack of inventory in our community forces clients to live where they can find an available apartment, not necessarily where their family will be most successful. Meaning finding affordable housing sometimes comes at the cost of not being near public transportation, quality education, healthcare, and better job opportunities.

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

Throughout the state the demand for affordable housing is high. Currently, there are three tax credit properties in the city. Eagle Mountain has an average family size of 4 and roughly 65% of the population has children in the household under 18. Utah County has a critical inventory shortage of dwelling units at this time. Currently HAUC has 39 applicants on the waiting list that are living in Eagle Mountain and are looking for affordable housing options. With an additional 30 active clients. Because of the limited supply of available units in the community, landlords can ask for increased rent amounts and have waiting lists of applicants who are willing and able to pay for these high rates. More and more families are forced to double up, which creates a precarious situation. Victims of domestic violence are unable to leave their perpetrators because of limited housing options. Disabled individuals are being victimized, and seniors are being forced to choose between food, medication, or rent payments.

Discussion

Continued work with the Housing Authority of Utah County and other participating housing agencies in the area is crucial to help continue supporting the increasing demand for affordable housing. Addressing housing needs requires collaboration among government agencies, non-profit organizations, developers, and community stakeholders to develop comprehensive strategies that prioritize affordability, accessibility, and sustainability. The number of households on the wait lists are significant and the long wait times shows the need for additional affordable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Data coming soon.

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

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

Introduction:

There is not a substantial amount of supportive housing in Eagle Mountain for non-homeless special needs groups, mostly due to the fact that these populations are small in the city, and that there are an abundance of resources in nearby cities including Lehi, Orem, and Provo. I will provide the resources that are available for the following groups: elderly, frail elderly, persons with disabilities, persons suffering from addiction, and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

The largest special needs group in the city that is in need of greater supportive housing is seniors. While Eagle Mountain's senior population is smaller than the state's (2.4% of Eagle Mountain's population is 65+, compared to 11.9% in Utah as a whole), this is still the largest special needs population in the city that is currently lacking housing resources (Eagle Mountain city, Utah - Census Bureau Profile). The city has noted that there are not enough affordable housing units for older residents who cannot afford much of the market rate housing available in the current market. There is no rent-regulated, senior-specific housing in Eagle Mountain right now. There are also no senior assisted living facilities in the city for the frail elderly at this point.

Persons with disabilities are another special needs group that the city has noted as in need of more services. 5.1% of the Eagle Mountain population is disabled, compared to 10.6% of the Utah population (Eagle Mountain city, Utah - Census Bureau Profile). There are currently no housing units designated for disabled individuals in the city, though there are a few group homes in the neighboring city of Lehi. There is also one private group home in Eagle Mountain itself ([Home | Aloha Care \(alohacarehomes.org\)](http://Home | Aloha Care (alohacarehomes.org))).

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

Seniors are mostly in need of affordable housing that is rent-controlled in the current expensive housing market. Persons with disabilities are in need of residential/respite services; however, it's important to note that the dearth of services for this population is state-wide, and not just in Eagle Mountain.

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

N/A

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

Eagle Mountain City has identified the following high needs for public facilities: senior centers and youth centers.

How were these needs determined?

In preparation for this Consolidated Plan, MAG conducted consultation and public participation outreach efforts to identify community needs. This process is explained in sections PR-10 and PR-15 of this plan.

Describe the jurisdiction’s need for Public Improvements:

Eagle Mountain City has identified the following high needs for public improvements: water/sewer improvements and sidewalks.

How were these needs determined?

In preparation for this Consolidated Plan, MAG conducted consultation and public participation outreach efforts to identify community needs. This process is explained in sections PR-10 and PR-15 of this plan.

Describe the jurisdiction’s need for Public Services:

Eagle Mountain City has identified the following high needs for public services: food banks, mental health services, utility assistance, and transportation services.

How were these needs determined?

In preparation for this Consolidated Plan, MAG conducted consultation and public participation outreach efforts to identify community needs. This process is explained in sections PR-10 and PR-15 of this plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following housing figures represent an overview of the housing environment:

owner occupied units: Data in IDIS shows that 7,325 units in the city are owned, 97% of these having 3+ bedrooms. More recently (2021), the Kem C. Gardner Housing Affordability dashboard listed the number of owner occupied units at 8,762 ([Affordable Housing Dashboard - Kem C. Gardner Policy Institute \(utah.edu\)](#)).

renter occupied units: Data in IDIS shows 675 renter-occupied units; the Housing Affordability Dashboard shows 1,098 renter-occupied units in 2021 (<https://gardner.utah.edu/affordable-housing-dashboard/>).

Rental statistics: As of 2022, there were 136 units affordable to people 50% AMI and lower, and 1,631 units available to people 80% AMI and lower overall. 51.2% of renters are in single family homes. The majority of renters (36.8%) are making between \$100k and \$149.9k ([Affordable Housing Dashboard - Kem C. Gardner Policy Institute \(utah.edu\)](#)).

Median sale price of single family homes: The lion share of homes in Eagle Mountain (58.4%) are valued between \$300k and \$499,999, with 28.2% being valued between \$500k and \$999,999 ([Eagle Mountain city, Utah - Census Bureau Profile](#)). According to the 2023 city Economic Development Master Plan, the median home price in 2022 was \$585,000 (p. 6). There was a 127% increase in home price from 2016-2021 (Economic Development Master Plan, p. 18).

Apartment vacancy: According to the Census, 189 housing units (1.79%) were vacant as of 2020 out of 10,539 housing units ([Eagle Mountain city, Utah - Census Bureau Profile](#)).

Building permits: The city's Economic Development Master Plan describes their rapid growth over the past few years, "with nearly five times the number of [residential] permits issued in 2021 as in 2016" (p. 16). This outpaces all neighboring communities' growth. Data from the State shows that in 2023, 649 single family permits, 49 townhome/condo permits, 8 duplex units, and 0 permits for apartments with 3+ units were issued ([Workbook: 2018 v2 IB Database DetailPages \(utah.edu\)](#)).

Existing homes sold: In 2022, 99.7% of homes sold (1307 homes) were not affordable to residents under 80% AMI ([Affordable Housing Dashboard - Kem C. Gardner Policy Institute \(utah.edu\)](#)).

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

Introduction

The vast majority of housing available in Eagle Mountain is single family homes at 88% of the housing stock (Economic Development Master Plan, p. 20). Beyond single-family units, the City primarily has townhomes, with a few multi-family buildings in the northern part of the City. There are plans for future multi-family housing to be built in the 3,000-acre Pole Canyon development (10,000 anticipated units) and Ivory Homes' Overland subdivision (3,000 anticipated units). A new mixed-use development with high density housing and commercial uses on the east side of Pony Express Parkway is also planned (Economic Development Master Plan, p. 48-9).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	7,255	88%
1-unit, attached structure	435	5%
2-4 units	80	1%
5-19 units	460	6%
20 or more units	35	0%
Mobile Home, boat, RV, van, etc	0	0%
Total	8,265	100%

Table 31 – Residential Properties by Unit Number

Data 2016-2020 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	0	0%
1 bedroom	10	0%	40	6%
2 bedrooms	215	3%	95	14%
3 or more bedrooms	7,100	97%	540	80%
Total	7,325	100%	675	100%

Table 32 – Unit Size by Tenure

Data 2016-2020 ACS
Source:

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

There are three tax credit housing properties in Eagle Mountain: Eagle Point Village, Eagle Heights II, and Eagle Heights III. Eagle Point Village has 80 units total (60 of these are affordable); Eagle Heights II has 56 units total (all of these are affordable); and Eagle Heights III has 56 units total (all of these are affordable).

Those are the only public housing options in the city itself, but the rest of the county has other public housing that also serves Eagle Mountain residents. Currently, the Housing Authority of Utah County has 39 Eagle Mountain residents on their waiting list, and 30 active clients from Eagle Mountain are being assisted with Section 8 vouchers (all information from the Housing Authority of Utah County).

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

None of the 3 existing public housing units are expected to be lost.

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

Until recently, demand for housing in Eagle Mountain has always been overwhelmingly for single family homes, which is why they make up 88% of the housing stock. Historically, Eagle Mountain boasted very affordable homes which drew many Utah County residents out to the newer community. However, as the city has grown exponentially and housing prices have skyrocketed, there is an increasing need for high density housing to accommodate the growing number of low income residents looking to rent. The vast majority of Eagle Mountain’s population is currently homeowners, with 89% of households owning rather than renting in 2021 (Affordable Housing Dashboard - Kem C. Gardner Policy Institute (utah.edu)). Again, however, as the city grows and homes become less affordable, a greater renting stock is needed.

The most recent Eagle Mountain General Plan called out lifecycle housing as a housing need in increasing demand: “There are significant age gaps in the City, with less people in their 20’s and very few above 65 years old, indicating that the current housing supply is not adequately meeting full life-cycle housing demands. It is important to ensure there is housing suitable for different stages of life, such as units for singles and young couples, townhomes for retirees, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Such an approach creates opportunities for people to live and grow in the same community. It also enables young couples, families, and the elderly to live near relatives” (EagleMountain_2018GeneralP.pdf (eaglemountaincity.com)).

Describe the need for specific types of housing:

As discussed above, more high density apartments are needed to accommodate younger, lower income residents and the high volume of anticipated growth. Other housing options, including townhomes and senior housing, are also needed to serve the full range of the lifecycle and income spectrum.

Discussion

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

Introduction

The median home price has risen rapidly in line with the rest of the state and county, with a 127% increase in home price from 2016-2021 (Economic Development Master Plan, p. 18). However, its affordability index remains slightly lower than most of the surrounding cities, at 3.65 (Economic Development Master Plan, p. 18).

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	201,200	0	(100%)
Median Contract Rent	1,139	0	(100%)

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	35	5.2%
\$500-999	125	18.5%
\$1,000-1,499	325	48.2%
\$1,500-1,999	175	25.9%
\$2,000 or more	10	1.5%
Total	670	99.3%

Table 34 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	0	No Data

Number of Units affordable to Households earning	Renter	Owner
50% HAMFI	25	55
80% HAMFI	265	1,019
100% HAMFI	No Data	2,804
Total	290	3,878

Table 35 – Housing Affordability

Data 2016-2020 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 36 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No. Only 0.3% of the homes sold in 2022 were affordable to those 80% AMI and below (Affordable Housing Dashboard - Kem C. Gardner Policy Institute (utah.edu)). Home ownership is deeply unaffordable for young people and low income people. The vast majority of housing in Eagle Mountain right now is single family homes, which made up 88% of the housing stock (both rented and owned) in 2021 (Affordable Housing Dashboard - Kem C. Gardner Policy Institute (utah.edu)). The city is aware that apartments are needed to house lower income residents and are planning on at least two high density developments of 3,000 units and 10,000 units respectively (Economic Development Master Plan, p. 48-9). These developments account for the present deficit in affordable housing as well as the continued anticipated growth of the city. Presently, there is a surplus of 115 units affordable to those 80% AMI, and an overall deficit of 945 units for those 70% AMI and below (Affordable Housing Dashboard - Kem C. Gardner Policy Institute (utah.edu)).

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

Mortgages and rent have risen 52.79% and 69.73% (for a one bedroom apartment) respectively since 2000 (Economic Development Master Plan, p. 28), a dramatic increase for both but especially rental units. It is expected that home and rent prices will continue to be unaffordable to low income people. The city is aware that it is essential to build housing of all types, not just single family homes, to avoid pricing out workforce households (Economic Development Master Plan, p. 28).

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 following are the small area fair market rents for a 2-bedroom unit for each of the zipcodes in Eagle Mountain: (Utah County, UT 2024 Fair Market Rents | USHousingData.com)

84005: \$1,760

84013: \$1,050

84043: \$1,670

84045: \$1,730

According to the most recent census, the median gross rent for 2018-2022 in Eagle Mountain was \$1,740, and has likely risen in the two years since then. The actual median gross rent is in the top range of the fair market rents we see above; however, given that rent costs have increased overall since 2022, the median rent is certainly on the high side of fair.

Discussion

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

Introduction

The vast majority of housing in Eagle Mountain is owned rather than rented, and as a newer city, the vast majority of homes were built in 2000 or later. As far as the condition of the existing housing goes, because it is so new, most housing does not have any substandard conditions. Only a very small percentage of housing has more than one selected condition.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,080	28%	185	27%
With two selected Conditions	100	1%	85	13%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,145	70%	405	60%
Total	7,325	99%	675	100%

Table 37 - Condition of Units

Data 2016-2020 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,520	89%	605	90%
1980-1999	740	10%	55	8%
1950-1979	8	0%	15	2%
Before 1950	50	1%	0	0%
Total	7,318	100%	675	100%

Table 38 – Year Unit Built

Data 2016-2020 CHAS
Source:

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	58	1%	15	2%
Housing Units built before 1980 with children present	4,295	59%	3,990	591%

Table 39 – Risk of Lead-Based Paint

Data 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

The city is interested in pursuing a single-family rehabilitation project for homeowners at some point. This would be fitting as the majority of residents are homeowners. However, it is not the most pressing need identified as Eagle Mountain is a newer city, and most homes have not aged to the point of requiring rehabilitation.

“The County Assessor notes that 99.5 percent of residences are in average condition, with all other units except one in good or excellent condition. About 90 percent are constructed with Average construction grades and most other units are constructed with even better construction grades. Only 4 units are classified as fair quality” (Eagle Mountain General Plan, p. 77).

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

Lead-based paint hazards are only considered a threat in homes built prior to 1978. There is a low threat in Eagle Mountain because 97.2 percent of the city's housing has been built since 1990. (2018 emc gen plan p. 77). According to the Utah DAQ Pre-1978 Lead in Homes dataset, there are only 8 homes in the entire city with a threat of lead-based paint hazards. (Utah DAQ Pre 1978 Lead In Homes | Utah DAQ Pre 1978 Lead In Homes | Utah's State Geographic Information Database (AGRC))

Discussion

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

Introduction

This section reviews the number and condition of public housing available in Eagle Mountain.

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 41 – 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 only three public housing units in the city, all three of which are tax credit housing properties managed by the Housing Authority of Utah County. The properties are; Eagle Point Village, Eagle Heights II, and Eagle Heights III. Eagle Point Village has 80 units total (60 of these are

affordable); Eagle Heights II has 56 units total (all of these are affordable); and Eagle Heights III has 56 units total (all of these are affordable). These properties have all been built since 2021, and are in excellent condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 42 - Public Housing Condition

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

Because the public housing is so new, it is not in need of any restoration or revitalization.

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

The local housing authority is not presently looking to build more public housing in Eagle Mountain. The limited existing public housing is very new and still in excellent condition.

Discussion:

HUD's comprehensive list of public housing inspection scores did not include any of the Eagle Mountain properties, perhaps because they have only been operating for a few years (MF_Inspection_Report02222024.xls (live.com)).

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

Introduction

Facilities and Housing Targeted to Homeless Households - Data Coming Soon

	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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 43 - Facilities and Housing Targeted to Homeless Households

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

The local food pantry serves over 100 Eagle Mountain residents and is available to all regardless of housing status.

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.

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

The greatest supportive housing need for the groups listed is affordable housing for seniors. Disabled persons and persons struggling with addiction are largely being served outside the city, with very limited supportive housing options.

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

There are no such programs in Eagle Mountain itself. People seeking such services must utilize options in neighboring cities.

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

As far as affordable housing, Eagle Mountains limitations are:

- We have a lot of frontage requirements for our smallest lots. But it only applies to single family homes and not multifamily development.
- We have regular impact fees and charges to cover our costs of community development

All in all, they don't have many barriers to affordable housing.

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

Introduction

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with data developed by the Census Bureau based on the 2021-2024 American Community Survey (ACS), especially the 5-year estimate in 2022.

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	179	0	1	0	-1
Arts, Entertainment, Accommodations	1,141	0	6	0	-6
Construction	2,315	0	12	0	-12
Education and Health Care Services	4,436	0	22	0	-22
Finance, Insurance, and Real Estate	1,287	0	6	0	-6
Information	655	0	3	0	-3
Manufacturing	1,609	0	8	0	-8
Other Services	1,093	0	6	0	-6
Professional, Scientific, Management Services	2,962	0	15	0	-15
Public Administration	566	0	3	0	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	2,544	0	13	0	-13
Transportation and Warehousing	526	0	3	0	-3
Wholesale Trade	501	0	3	0	-3
Total	19,814	0	--	--	--

Table 45 - Business Activity

Alternate Data Source Name:
American Community Survey 5 year Estimate

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	27,190
Civilian Employed Population 16 years and over	20,512
Unemployment Rate	3.40
Unemployment Rate for Ages 16-24	8.10
Unemployment Rate for Ages 25-65	1.74

Table 46 - Labor Force

Alternate Data Source Name:

American Community Survey 5 year Estimate

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	4,285
Farming, fisheries and forestry occupations	810
Service	1,160
Sales and office	3,645
Construction, extraction, maintenance and repair	1,515
Production, transportation and material moving	840

Table 47 – Occupations by Sector

Data 2016-2020 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,558	50%
30-59 Minutes	9,704	42%

Travel Time	Number	Percentage
60 or More Minutes	1,854	8%
Total	23,116	100%

Table 48 - Travel Time

Alternate Data Source Name:
American Community Survey 5 year Estimate

Data Source Comments:

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	812	0	217
High school graduate (includes equivalency)	2,537	0	1,388
Some college or Associate's degree	6,429	0	2,259
Bachelor's degree or higher	6,387	0	1,333

Table 49 - Educational Attainment by Employment Status

Alternate Data Source Name:
American Community Survey 5 year Estimate

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	15	1,450	0	75	4
9th to 12th grade, no diploma	593	667	140	170	0
High school graduate, GED, or alternative	2,594	3,925	7,003	5,141	115

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, no degree	1,324	6,046	1,490	1,125	290
Associate's degree	75	2,616	855	310	100
Bachelor's degree	159	6,046	2,885	1,742	120
Graduate or professional degree	15	1,674	340	290	105

Table 50 - Educational Attainment by Age

Alternate Data Source Name:

American Community Survey 5 year Estimate

Data Source Comments:

A combination of both data sources was used. The most current numbers were inputted using the ACS survey, if there was not a number in the 2022 survey, the older numbers were used.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 51 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

American Community Survey 5 year Estimate

Data Source Comments:

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

Based on the data in the above table, the highest share of jobs and workers fall into four categories: Education and Health Care Services, Retail/Trade, Manufacturing, and Construction.

Describe the workforce and infrastructure needs of the business community:

The 2024 Comprehensive Economic Development Strategy for the Mountainland Economic Development District identified several workforce and infrastructure needs:

- Infrastructure upgrades to accommodate increased demand in high growth areas and streamlining of approval processes for development
- Expansion of satellite campus to improve educational offerings to the entire county
- Continued alignment of workforce training and college programs with targeted industries
- Continued freeway and highway expansion projects to support rapid population and business growth
- Increased connectivity of existing transit stations and expansion of transit options to underserved residents
- Improved access to waterways, trails, and open space

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.

Eagle Mountain is developing at a fast rate, and future infrastructure projects will affect job and business growth opportunities. In the future, micro business and a revolving loan fund will need to be considered. The Eagle Mountain Chamber of Commerce reports that 90% of their businesses are in-home businesses. Basic business skills and training for the home business would be advantageous and most likely provided by the chamber of commerce.

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

Utah County is home to two major universities (Utah Valley University and Brigham Young University) and Mountainland Technology College, and the workforce is highly educated. More specialized education is required for some manufacturing and IT jobs in the region. Employers and colleges are working to identify and implement programs that meet these needs.

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.

The Utah Department of Workforce Services provides workforce services to job seekers that include employment preparation training, job seeking skills workshops, resume and application assistance, and comprehensive learning centers. Both universities in the County operate career centers to assist students in developing skills and finding employment. These initiatives are critical in addressing the workforce needs in Eagle Mountain. The chamber of commerce has training and education programs for its business members.

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

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.

MEDD (Metropolitan Economic Development district) is facilitated by MAG. This metropolitan planning organization is continuously working to improve transportation networks and transit options to residents in northern Utah County. Additionally, MAG staff host quarterly roundtable meetings with economic development directors and staff from various jurisdictions and agencies through the region and state. These meetings act as a forum for collaboration and problem solving on a regional scale, and provide opportunities to address issues and goals identified in the CEDS and other relevant plans. CEDS outlined four major areas of goals including transportation, infrastructure, regional collaboration, addressing housing needs, and advancing efforts for diversity, regional economy, and increased competition.

Eagle Mountain supports the development and funding of projects that will enhance economic development and increase employment opportunities, especially for low- and moderate-income residents.

Discussion

Eagle Mountain is committed to economic development and growth, and many organizations are doing their part independently and collaboratively to ensure the economic success of our community and residents. Agencies across Eagle Mountain are investing in transportation planning and development, small business development centers, entrepreneurship support, workforce training and development, and community development.

MA-50 Needs and Market Analysis Discussion

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

Through the CPD mapping tool, I looked at Eagle Mountain census tracts with substandard housing, severe cost burden, overcrowding, and rental housing built before 1980 (heat maps of these problems attached). The only two housing problems with the highest level of concentration according to these heat maps anywhere in the city are overcrowding and severe cost burden. High concentration for overcrowding is defined as >52.63%, and high concentration for severe cost burden is defined as >85.48%. The high concentrations of these two problems overlap in census tracts 49049010105 and 49049010103.

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

The highest the concentration of low-income residents reaches is a relatively low 26.71% in any census tract in the city. The highest concentrations of low-income residents are in census tracts 49049010103 and 49049010107. These areas do not overlap, however, with the meager concentrations of ethnic minorities that exist in the city. The highest concentration of ethnic minorities is for persons of Hispanic origin with their highest concentration being 28.18% in the easternmost portion of the city. The next highest concentration of minorities is "two or more races" in the central/east portion of the city, with their highest concentration at 12.93%. Neither of these areas of concentration of ethnic minorities overlap with the lowest-income areas in the city.

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

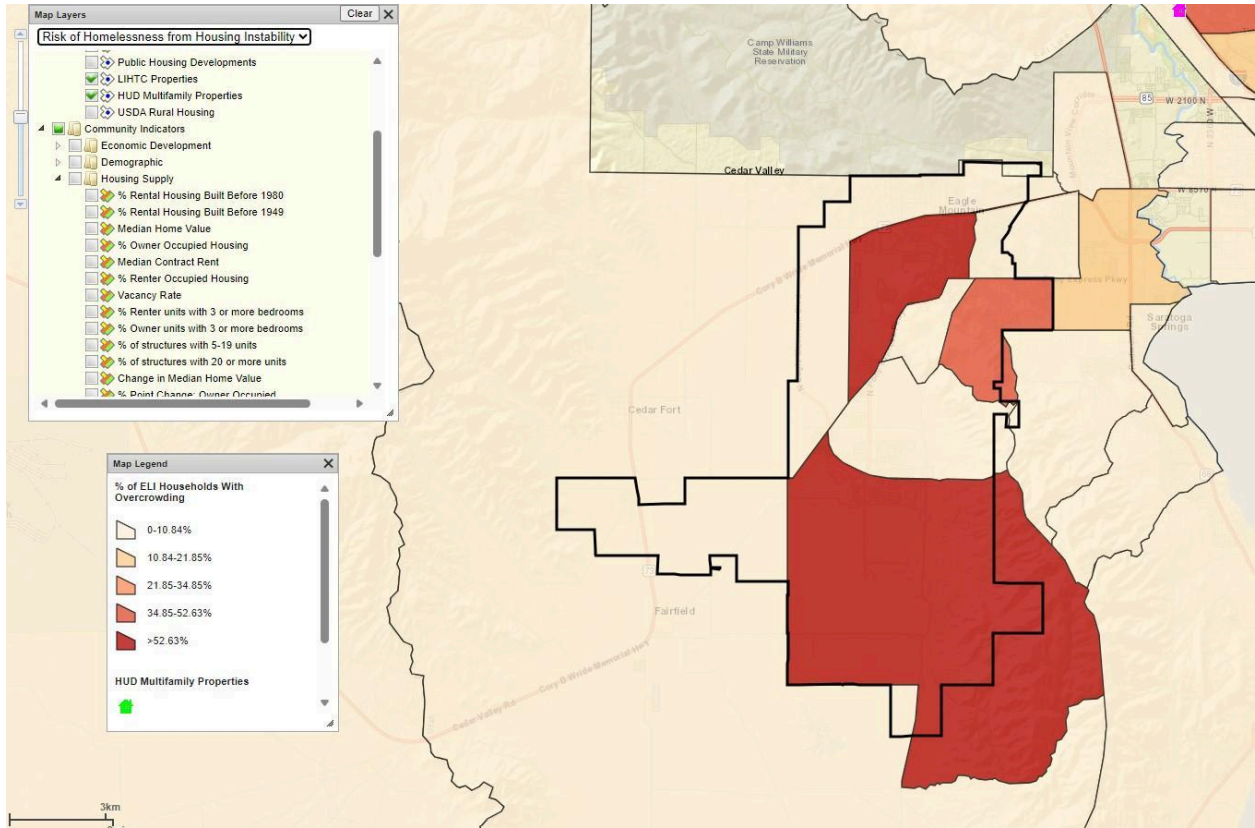
The lowest-income areas in the city overlap with the city's most rural areas. The areas where ethnic minorities are concentrated overlaps with the most populous area of the city where there are also some of the most commercial centers and businesses (see commercial centers and businesses map attached).

Are there any community assets in these areas/neighborhoods?

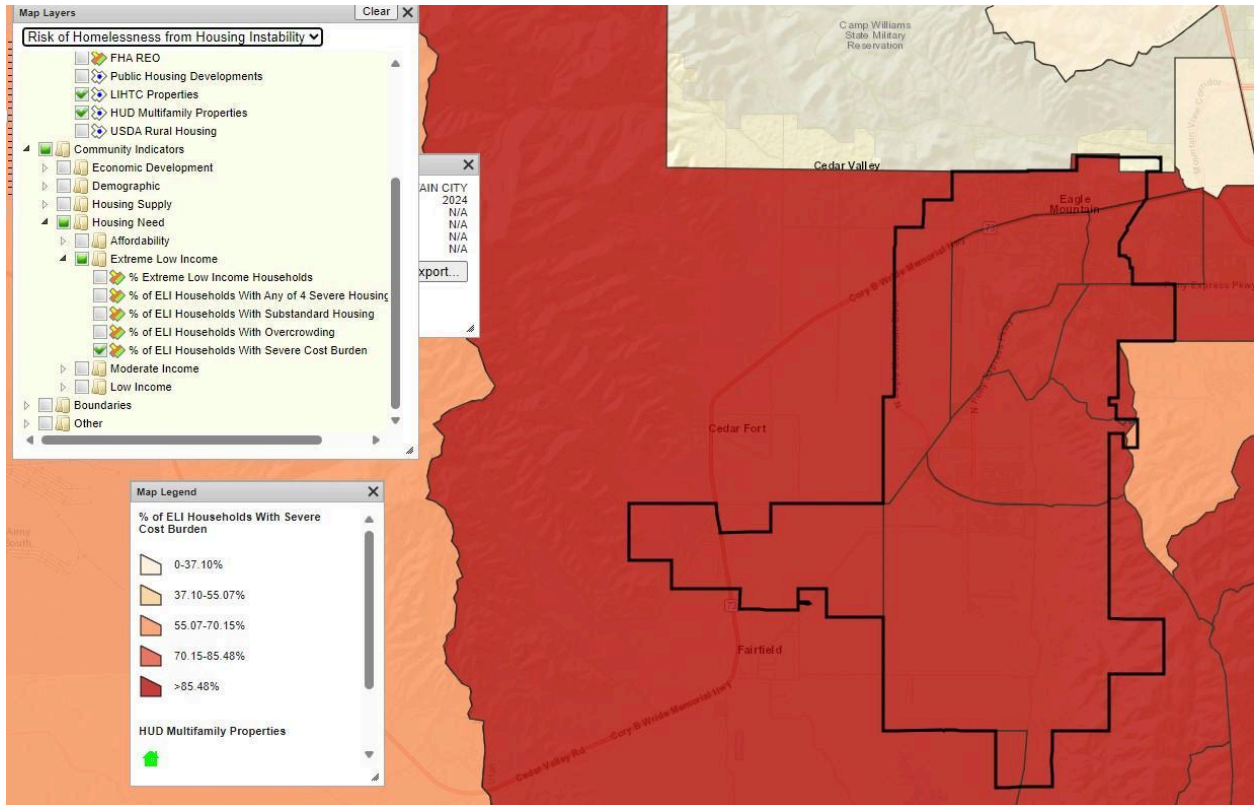
Yes, there is a lot of growth planned for the Ranches Gateway area, which is in the northern/eastern corner of the city and overlaps directly with the areas of ethnic minority concentration. According to the city's Economic Development Master Plan, this area is only 4% developed at this time, with lots of commercial development planned (p. 47). There is also growth planned for the more rural southern portion of the city with higher concentration of low-income residents in the form of industrial development and the construction of a "South Tech Campus" ' being developed by Meta and Google (p. 47-8). These future campuses will spur economic development in this area.

Are there other strategic opportunities in any of these areas?

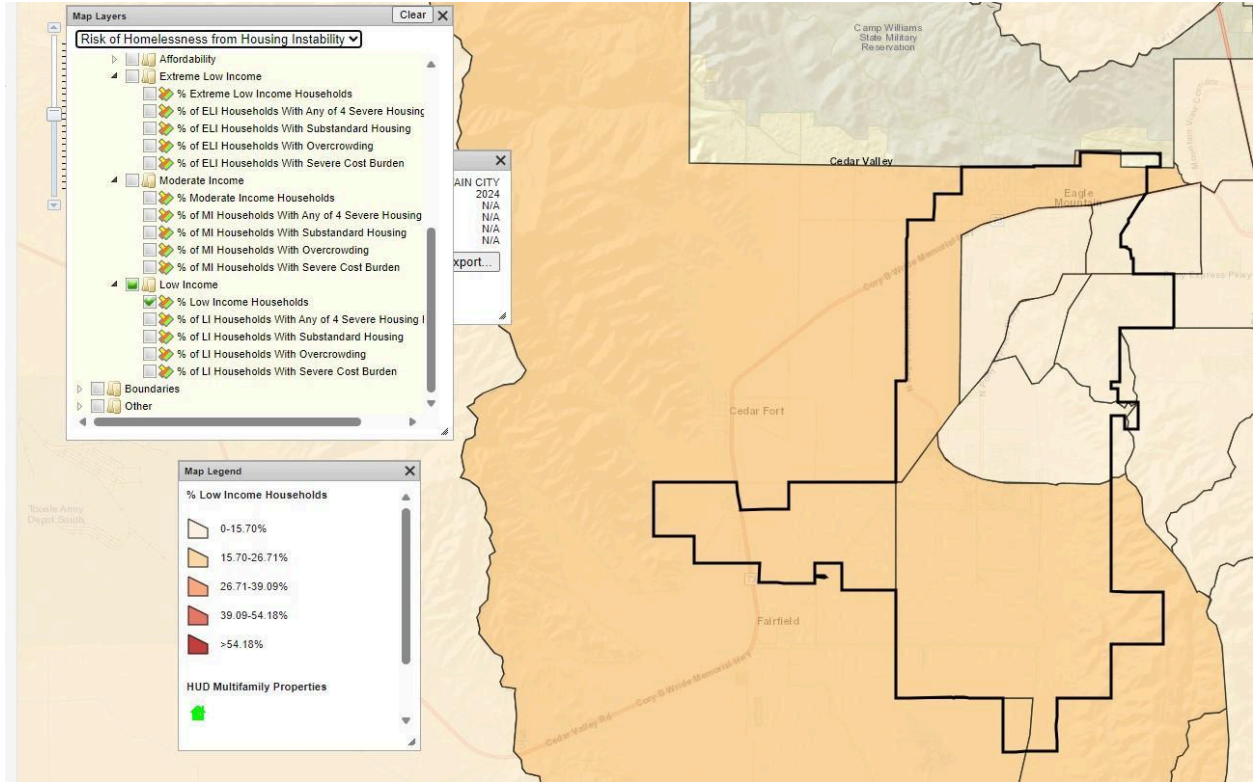
The important strategic plans for these areas have already been covered.



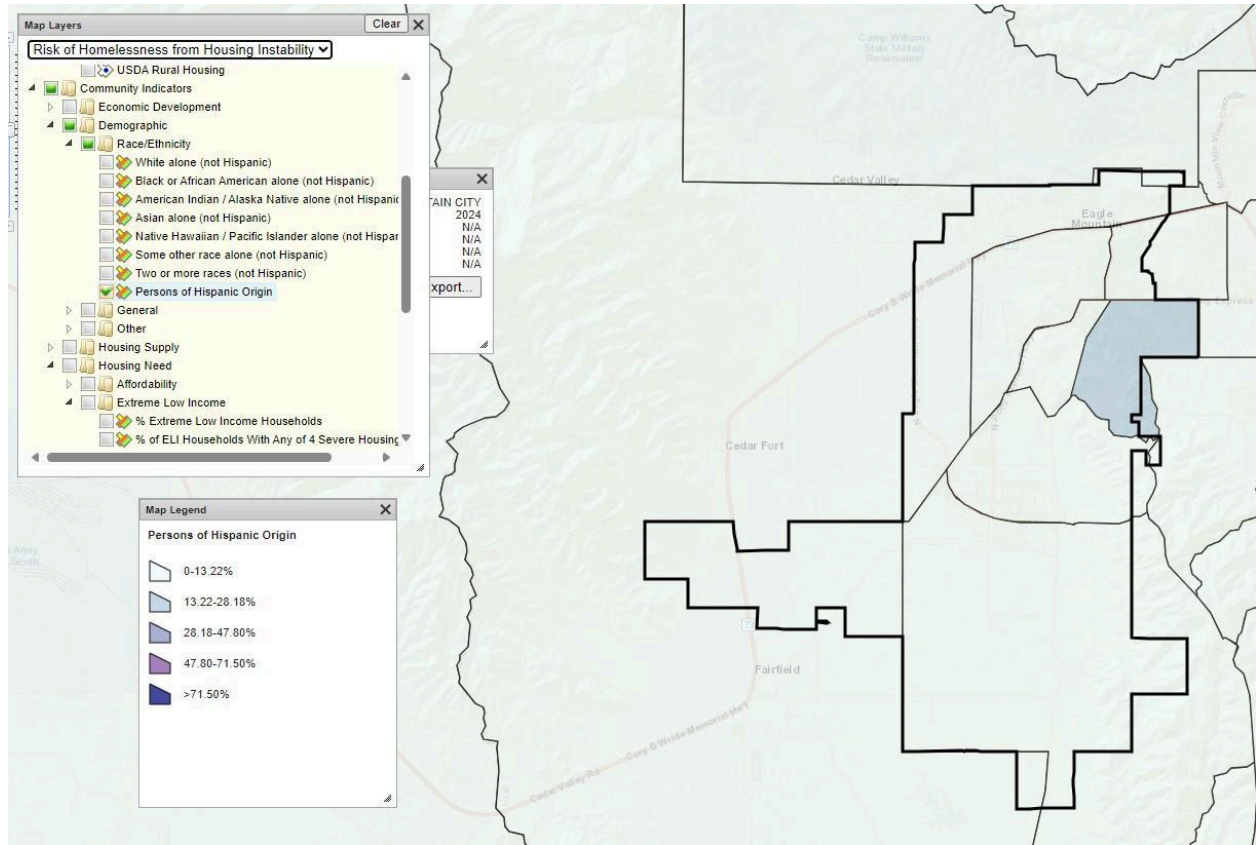
Overcrowding Map



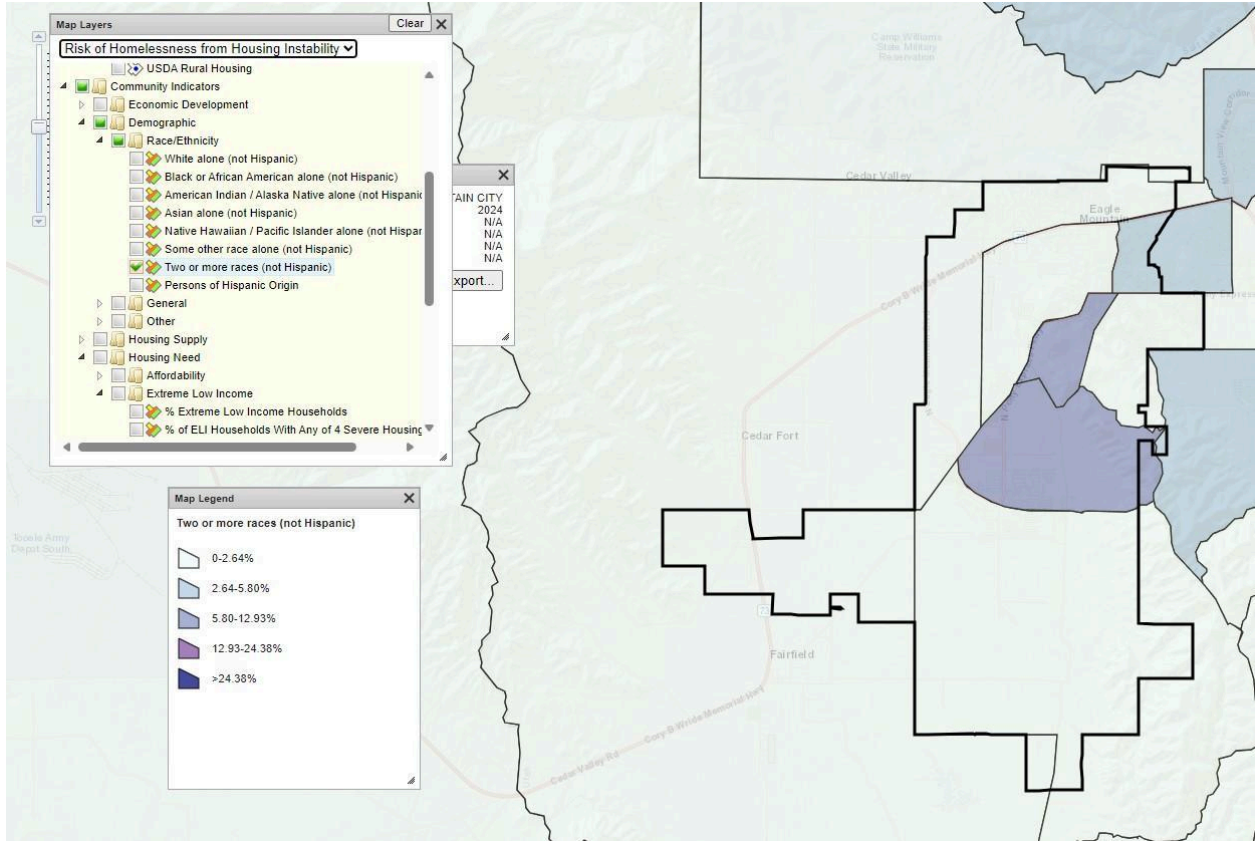
Severe Cost Burden Map



Low Income Map

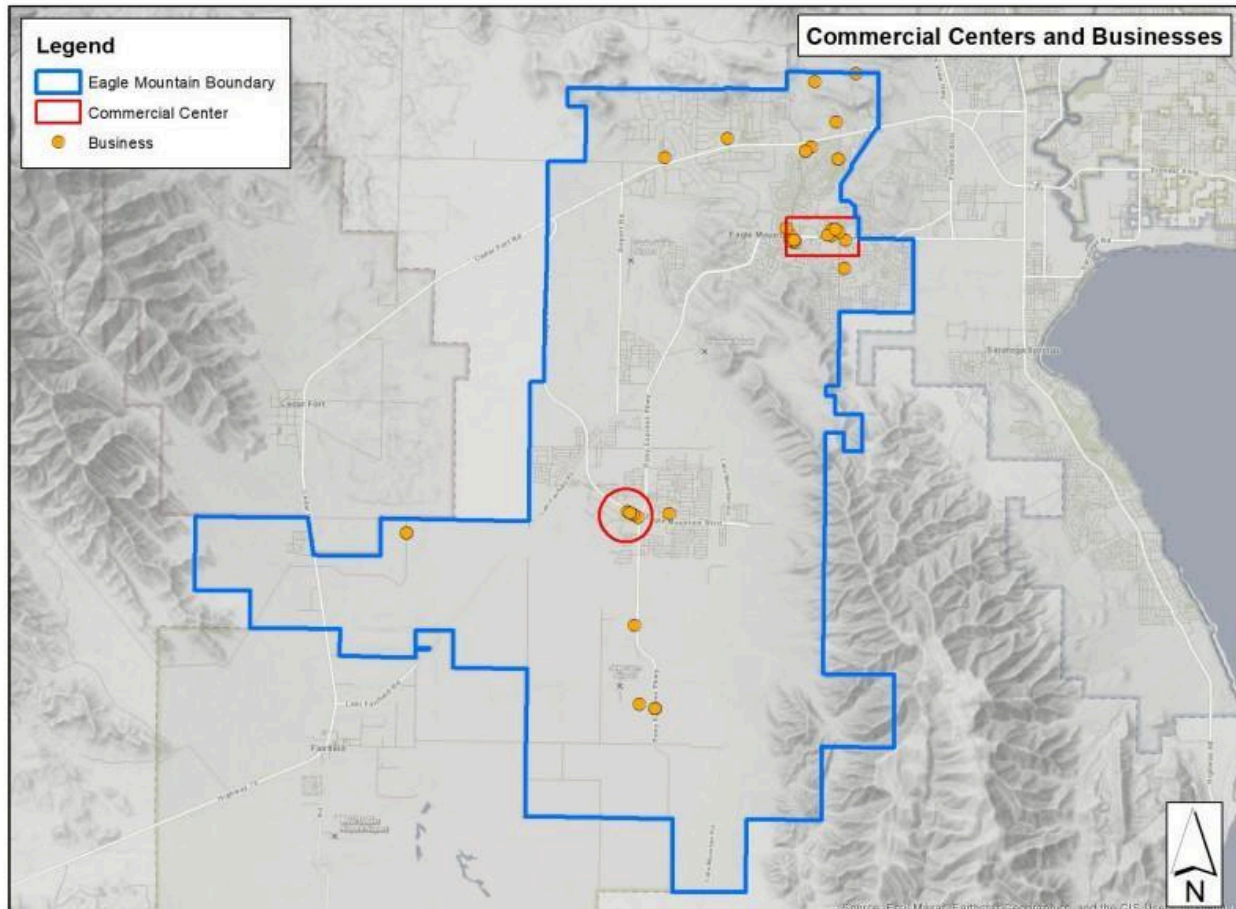


Persons of Hispanic Origin Map



Two or More Races Map

FIGURE 18: MAJOR ECONOMIC NODES



Commercial Centers and Businesses Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The effects of Covid, showed the necessity of broadband capacity with work and school. There are currently three providers to the Eagle Mountain area, they include: RISE, Direct Com, and Utah Broadbent. They have wide coverage, see map provided in the appendix. The only areas not covered are the new neighborhoods called Harmony Phase. They have up to 2 Gig and fiber connection. The lowest cost is around \$45 per month. This cost may be unobtainable for households with a fixed or low income.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Three broadband companies is enough to keep rates and speeds competitive.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Natural disasters and increased risks such as wildfires, increased air pollution, decreased snowpack (resulting in low water levels), and poor personal health are attributed, to one degree or another, to climate change in Eagle Mountain.

The impacts of climate change on earthquake activity are difficult to predict and assess, but the Wasatch fault, running directly through Utah County, is among the most active faults in Utah. As recently as March 2020 a 5.7 magnitude earthquake struck 15 miles west of Salt Lake City and was felt in Utah County.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

No risks specific to housing occupied by low- and moderate-incomes households were identified during the planning process. However, low- and moderate-income individuals and families are likely to suffer impacts from climate change and natural hazards due to fewer resources, lack of earthquake insurance, and less influential support systems.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan identifies priority needs in Eagle Mountain, available resources for addressing those needs, the institutional structure through which those needs will be met, and specific goals for the region. Areas of focus include public infrastructure and facilities, affordable housing, public services, and economic development

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

Geographic Area

Area Name:
Area Type:
Other Target Area Description:
HUD Approval Date:
% of Low/ Mod:
Revital Type:
Other Revital Description:
Identify the neighborhood boundaries for this target area.
Include specific housing and commercial characteristics of this target area.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?
Identify the needs in this target area.
What are the opportunities for improvement in this target area?
Are there barriers to improvement in this target area?

Table 52 - Geographic Priority Areas

General Allocation Priorities

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

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

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	
	Associated Goals	Public facilities and infrastructure improvements
	Description	City council determined that a new Senior bus and repavement of their senior center was a high priority in year one. Water/sewer, sidewalks were also identified as high priorities going forward in future years.
	Basis for Relative Priority	The senior center has immediate need of a new bus and resurfaced parking lot.
2	Priority Need Name	Public services to low and moderate income residents
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	
<p>Associated Goals</p>	<p>Public Services</p>
<p>Description</p>	<p><div align="left" dir="ltr">Based on the community needs survey and consultation with service providers and local jurisdictions-rental and utility assistance rated highest. Other worthy projects may include but are not limited to services to the elderly or disble, mental illness, or substance abuse treatment, services to victims of domestic violence, and any service thats to vitims of domestic violence, and any service that brings families out of poverty. </div></p>

	Basis for Relative Priority	The council wanted to first year concentrate on city projects and then broaden their project scope to public services in years 2-5 (15% of total allotment)
3	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Based on the community needs survey and consultation with service providers and local jurisdictions—rental and utility assistance rated highest. Other worthy projects 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, and any service that brings families out of poverty.
	Basis for Relative Priority	The council wanted to concentrate on city projects and utility assistance. In years 2-5 broaden their projects to property acquisition, rental and utility assistance, and single family rehab.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Other

Geographic Areas Affected	
Associated Goals	Economic Development
Description	Technical assistance to small businesses, minority or women owned businesses. Develop a revolving loan fund for micro loans.
Basis for Relative Priority	It was identified as a future need by the city council and city staff, especially the Economic Development staff. Our surveys also showed areas of needs in revitalizing commercial areas, employment training, and better access to businesses along with small business assistance.

Narrative (Optional)

Four priorities were outlined by the Eagle Mountain City council: Public facilities and infrastructure, Public services, Affordable housing, and Economic Development. The first year will focus on purchasing a senior bus, repaving the Senior Center, and utility assistance.

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)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 54 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	256,000	0	0	256,000	1,024,000	Annual allocation from HUD

Table 55 - 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

Eagle Mountain expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. For city sponsored projects, they will use capital improvement funds or enterprise funds in water and sewer to match.

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

N/A

Discussion

In year one \$256,000 will be used for a senior bus, repavement, utility assistance, and admin

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
EAGLE MOUNTAIN CITY	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
MOUNTAINLAND ASSOCIATION OF GOVERNMENTS			

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system is comprised of local jurisdictions, private industry, non-profit organizations, and other public institutions. Organizations receive funding each plan year based on community need and the organization's ability to complete projects that align with CDBG program goals. This flexibility allows Eagle Mountain to align community needs with available resources throughout the 5- year plan period. Although there is some uncertainty as to who will carry out the consolidated plan goals from year to year, Eagle Mountain and MAG maintain close relationships with jurisdictions and service providers to ensure that community needs and CDBG program goals are met.

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
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Other			
	X		

Table 57 - 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)

The Mountainland Continuum of Care coordinates services and referrals among Continuum members and meets monthly to discuss regional issues and priorities and identify and correct weaknesses in service provision and coordination. Volunteers and Continuum members perform a yearly point-in-time count to identify homeless individuals and families in the region. These data guide service providers in determining best outreach efforts to targeted populations. The Continuum also distributes a resource guide annually detailing the public service resources available to homeless persons, specifically chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This guide is disbursed throughout the community as a whole and specifically to service providers who provide target and mainstream services.

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

As discussed above, the Continuum of Care provides an on-going forum for service providers to coordinate efforts and identify and correct any gaps in the service delivery system. This process requires strong regional collaboration. Any gaps in the system are addressed within the Continuum setting, in continuum subcommittees, and among service providers.

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

Many communities are creating consolidated plans concurrently, thus improving coordination of planning and strategy creation. This initial step will guide all participating jurisdictions over the next 5 years. The region also has an active Continuum of Care with members that provide many of the services identified in this plan as being high priority.

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	Public facilities and infrastructure improvements	2024	2028	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$15,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1118 Persons Assisted
2	Public Services	2025	2028	Non-Housing Community Development		Public services to low and moderate income residents		
3	Affordable Housing	2024	2028	Affordable Housing		Affordable Housing	CDBG: \$43,000	Public service activities for Low/Moderate Income Housing Benefit: 2866 Households Assisted
4	Economic Development	2026	2028			Economic Development		Businesses assisted: 20 Businesses Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public facilities and infrastructure improvements
	Goal Description	Improvements were identified for the Senior center including parking lot, sewer/water projects, and sidewalk projects.
2	Goal Name	Public Services
	Goal Description	Public services in the area of mental health, domestic violence, food banks, utility and rental assistance, family counseling, and disabled individuals
3	Goal Name	Affordable Housing
	Goal Description	Rental and utilities assistance, property acquisition, and single family rehab
4	Goal Name	Economic Development
	Goal Description	Improve commercial areas, provide technical assistance to micro-business including women and minority owned. Develop a small business loan fund.

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)

We estimate 200 individuals/families will be assisted through the CDBG with the utility assistance program.

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)

Activities to Increase Resident Involvements

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

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

As far as affordable housing, Eagle Mountains limitations are:

- We have a lot of frontage requirements for our smallest lots. But it only applies to single family homes and not multifamily development.
- We have regular impact fees and charges to cover our costs of community development

All in all, they don't have many barriers to affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

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

Addressing the emergency and transitional housing needs of homeless persons

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.

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

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

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

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

Another lead-based paint resource is the Utah Department of Environmental Quality. They provide information about Utah's Lead-Based Paint Program, access to information about prevention of lead based paint poisoning, and contact information for agencies and contractors that are certified in safe removal or rehabilitation of lead-based paint.

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

Any Eagle Mountain CDBG-funded project will be evaluated with respect to lead-based paint hazards. If hazards do exist the sub-grantee must take all measures necessary to eliminate the risk of contamination. The Eagle Mountain CDBG Program encourages projects that reduce the risk of lead-based paint poisoning either by awareness programs or removal programs. Since the housing stock is so new we don't believe lead-paint will be an issue. The Utah County Health department did identify vinyl purses, cushions, and antiques as possible lead risk.

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

For our Single Family Rehab program we evaluate the age of the home and then determine if lead paint remediation is necessary.

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

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

The limited incomes of many residents have left them with insufficient means to meet an adequate standard of living. In a strategic effort to reduce the number of households living in poverty and to prevent at-risk households from moving into poverty, it is necessary to support the most vulnerable populations, including the chronically homeless, homeless families, food insecure families and individuals, the disabled, victims of domestic violence, and the low-income elderly.

Key Goals of the Anti-Poverty Strategy, and Five-Year Strategic Goals:

- Provision of adequate and affordable housing
- Neighborhood stabilization
- Elimination of substandard housing
- Availability of special needs housing

Through these goals the aim is to close the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, and access to transportation for low-income households.

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

The social service delivery strategy provides focus on programs that support education, counseling, prevention programs, case management and other capacity building functions. Consortium members seek to reduce the number of poverty-level families by supporting social service development programs that facilitate the creation or retention of job opportunities.

The continued funding of housing rehabilitation, construction, and rental and utility assistance for affordable housing provides families and individuals in poverty an opportunity to obtain a safe, decent, and affordable place to live.

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

To meet HUD requirements, MAG will conduct both an on-site monitoring visits and “desk-top” monitoring, whereby the subrecipient is not visited, and their grant is monitored only by review of the information in County files. Each subrecipient will be monitored once annually. A desk-audit is completed each time a subrecipient submits a draw, which is typically on a monthly or quarterly basis. This includes ensuring that performance goals and objectives of the Consolidated Plan are being achieved through the sub-grantee’s projects and programs, reviewing the subrecipient’s contract, comparing the scheduled timeframe and budget to draw down requests, ensuring that invoices match drawdown requests, and if necessary, taking appropriate actions to address performance problems.

Program Monitoring Goals:

1. To review subrecipient agencies to determine if services are being delivered in accordance with contract requirements as to type of services and number of units of service.
2. To review records of subrecipient agencies to determine if systems are in place to properly document the provision of services, client eligibility, and compliance with any other contract requirements.

Fiscal Monitoring Goals:

1. To review subrecipient agencies to determine if expenditures of allocated funds are being made in accordance with contract requirements.
2. To review records of subrecipient agencies to determine if systems are in place to properly document financial transactions, the use of allocated funds, use of program income, and any other contract requirements.

In addition to monitoring sub-grantees, MAG monitors its own performance to ensure the CDBG program is meeting the goals and objectives outlined in this Consolidated Plan. This begins with providing technical assistance to sub-grantees from their first point of contact with staff (pre-application stage) where they are encouraged to ask questions about the grant and the application process. Once applications are submitted, they are reviewed and evaluated for compliance with the Consolidated Plan’s goals and objectives by staff and the CDBG Area Review Committee. Local residents have the opportunity to review the Annual Action Plan prior to the Area Review Committee approving the Annual Action Plan. The Plan is then submitted to HUD for their

review. Once approved, MAG prepares contracts for each sub-grantee, providing for an additional check to ensure the approved projects and programs funded meet the goals and objectives. Throughout the life of the grant, staff meets with and provides technical assistance to sub-grantees to ensure that they continue to meet program requirements. As each sub-grantee submits drawdown requests and the required reports, staff has the opportunity to review the project implementation to ensure each sub-grantee is utilizing funds in a timely manner. In addition, CDBG staff reviews and updates IDIS periodically to ensure a high level of performance and compliance is met.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	256,000	0	0	256,000	1,024,000	Annual allocation from HUD

Table 59 - 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

Eagle Mountain expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. For city sponsored projects, they will use capital improvement funds or enterprise funds in water and sewer to match.

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

N/A

Discussion

In year one \$256,000 will be used for a senior bus, repavement, utility assistance, and admin

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	Public facilities and infrastructure improvements	2024	2028	Non-Housing Community Development			CDBG: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1118 Households Assisted
2	Public Services	2025	2028	Non-Housing Community Development		Public services to low and moderate income residen	CDBG: \$0	
3	Affordable Housing	2024	2028	Affordable Housing		Affordable Housing	CDBG: \$43,000	Public service activities for Low/Moderate Income Housing Benefit: 2866 Households Assisted
4	Economic Development	2026	2028			Economic Development	CDBG: \$0	Businesses assisted: 20 Businesses Assisted

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Public facilities and infrastructure improvements
	Goal Description	Senior center needs a bus and their parking lot resurfaced.
2	Goal Name	Public Services
	Goal Description	This will be available most likely in years 2 or 3. Food pantries, Children's Justice Center, Family Haven, and other non-profits who service the area will be contacted.
3	Goal Name	Affordable Housing
	Goal Description	The city has outlined the need for utility assistance in year one. The other areas of needs include rental assistance, property acquisition, and single family rehab.
4	Goal Name	Economic Development
	Goal Description	Technical assistance to micro-enterprises for minority and women-owned business. A small revolving loan fund is also possible in the future

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Senior Bus
2	Senior Center Parking resurfaced
3	Utility Assistance
4	MAG Admin and Planning

Table 61 – Project Information

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

The Eagle Mountain City council made these allocation priorities based on community need, availability of resources, and capacity of organizations to carry out these projects

AP-38 Project Summary

Project Summary Information

1	Project Name	Senior Bus
	Target Area	
	Goals Supported	Public facilities and infrastructure improvements
	Needs Addressed	Senior Center Bus
	Funding	CDBG: \$120,000
	Description	Purchase a bus for the Senior Center
	Target Date	12/31/24
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Eagle MountainP, UT
	Planned Activities	Purchase a bus for the Senior Center
2	Project Name	Resurface the parking lot of the Senior Center
	Target Area	

	Goals Supported	Public facilities and infrastructure improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000

	Description	Resurface the parking lot of the Senior Center
	Target Date	04/30/25
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Senior Center, Eagle Mountain, UT
	Planned Activities	Resurface the parking lot of the Senior Center
3	Project Name	Utilities Assistance
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Community Development
	Funding	CDBG: \$30,000
	Description	Utility assistance to LMI citizens

	Target Date	01/01/25
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Eagle Mountain, UT
	Planned Activities	Provide utility assistance for LMI citizens of Eagle Mountain

4	Project Name	Planning and Administration
	Target Area	
	Goals Supported	Public facilities and infrastructure improvements Public Services
	Needs Addressed	
	Funding	CDBG: \$32,000
	Description	Planning and administration of Eagle Mountain FY24 CDBG Funds.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG Program planning and administration

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

Eagle Mountain city will be the entitlement area. In future years, Public Services are located across Utah county.

Geographic Distribution

Target Area	Percentage of Funds
Eagle Mountain	100%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

The only geographic criteria for fund distribution for the 2024 Program Year is Eagle Mountain proper. In years 2-5, Public Service agencies that will service Eagle Mountain have home offices across Utah County.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 64 - 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	0
Acquisition of Existing Units	0
Total	0

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

Data coming soon.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction:

In consultation with the city, they don't believe that there are any barriers to development based on the following:

- Eagle Mountain has a lot of frontage requirements for our smallest lots. But it only applies to single family homes and not multifamily development.
- They have reasonable impact fees for development.

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

Eagle Mountain will at some point, in the future, purchase land for housing.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section will identify other actions to be taken in the FY2024 CDBG Program.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Eagle Mountain expects grant recipients to leverage grants to obtain additional funds.

Actions planned to foster and maintain affordable housing

This year, utility Assistance will be awarded \$30,000 for LMI citizens.

Actions planned to reduce lead-based paint hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding. As homes are rehabilitated, care will be taken to pre-1978 units, lead-based paint testing is completed as a precaution.

Another lead-based paint resource is the Utah Department of Environmental Quality. They provide information about Utah's Lead Based Paint Program, access to information about prevention of lead based paint poisoning, and contact information for agencies and contractors that are certified in safe removal or rehabilitation of lead based paint.

Actions planned to reduce the number of poverty-level families

Eagle Mountain is committed to reducing the number of poverty-level households. The approach is to implement programs that are targeted toward improving the economic situation of poverty level individuals. Rental and utility assistance along with rehab of single family homes and property actions are areas that were identified as possible projects over the next few years. Poverty is a complex problem that must be addressed in a multifaceted way. Eagle Mountain and other agencies will continue to collaborate in pooling necessary resources to assist individuals and families with obtaining the tools to overcome poverty.

Increase effective income

Full-time employment does not provide livable income for many working households, and government credits and programs can help to offset the costs of living without eliminating the incentive to work.

Support small business development

Government support of small businesses can be used to combat poverty by encouraging commercial growth in low-income areas and ensuring that this growth benefits low income individuals with employment opportunities. Eagle Mountain will support small businesses and encourage commercial development in cooperation with local chambers of commerce and economic development organizations.

Promote workforce development

The Department of Workforce Services provides a variety of services for both job seekers and businesses. Job seekers can benefit from a self-directed job search, which includes workshops and access to the Resource Center containing computers, Internet access, fax and copy machines, courtesy phones, reference materials, job postings and notice of hiring events. Staff for the Department of Workforce Services is available to help job seekers identify their strengths and increase their job skills by taking part in employment counseling, career and personality assessments, and certifications and job readiness workshops. There is also assistance for those who have been laid off, need support finding and keeping employment, and for displaced homemakers.

Businesses having jobs that need filled can utilize the Department of Workforce Services to list job postings and find qualified employees who match the position's criteria; host a hiring event; take advantage of a no-cost assessment to gauge a job candidate or employee's skill set or personality type; connect existing employees with workshops, certification and trainings; and review data-driven reports to better understand the labor market. Businesses will learn to recruit, train, and retain.

Actions planned to develop institutional structure

Not applicable

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

Eagle Mountain relies on MAG and eventually other public service entities to administer CDBG projects and their own city staff to administer CDBG projects compatible with the goals of this plan. Through electronic, in-person, and mail outreach efforts throughout the year, MAG staff collaborate with these organizations to identify and support projects that address community needs in upcoming years. MAG also participates in the regional Continuum of Care, which consists of many non-profit service providers, housing authorities, and local jurisdictions.

Discussion:

Program Specific Requirements

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

Introduction:

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%

The Eagle Mountain CDBG Program is committed to use at least 70% of funds to benefit persons of low and moderate income each program year. For FY24 we estimate that 100 percent of funds will be used to benefit low and moderate income persons.

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 5 year Estimate
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. American community Survey 5 year Estimate
	What was the purpose for developing this data set? Provide latest data
	Provide the year (and optionally month, or month and day) for when the data was collected. 2022
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name Kem C. Gardner Housing Affordability Dashboard
	List the name of the organization or individual who originated the data set. Kem C. Gardner Policy Institute

	<p>Provide a brief summary of the data set.</p> <p>"The Kem C. Gardner Policy Institute developed the Utah Housing Affordability Dashboard in partnership with the Utah Department of Workforce Services. As part of House Bill 462, passed in 2022, the dashboard tracks moderate and affordable housing needs and supply across Utah communities. The information identifies the number of lower-income renter households who cannot find a moderate or affordable residence in the current market by comparing the number of renter households with the number of moderate, affordable, and available rental homes. The dashboard measures home purchase affordability by area at various income levels and tracks existing, deed-restricted, affordable housing supply. These metrics are presented for each county and municipality with a population above 5,000 residents.</p> <p>Additionally, five-year projections of future needs for moderate and affordable rental housing at the municipal level are provided." (Affordable Housing Dashboard - Kem C. Gardner Policy Institute (utah.edu))</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of its creation was to get a better picture of the housing situation and housing needs across the state of Utah.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data encompasses the whole state of Utah and is split out according to city. The data collection was initiated in partnership with the Department of Workforce Services through House Bill 462, and is comprehensive.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data is published on a yearly basis and covers the calendar year.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data sets for previous years are complete, and future years are still ongoing.</p>